



Long Meadow, Channels End Road, Colmworth, Bedford, MK44 2NS

**Lane &  
HOLMES**  
Est. 1985





Long Meadow  
Channels End Road  
Colmworth  
MK44 2NS

Price £900,000

A wonderful rural family home with equestrian and work from home opportunities...

Three reception rooms  
Kitchen/breakfast room  
Utility room  
Shower room  
Five bedrooms  
Two en suites  
Family bathroom  
Triple garage  
Outbuildings  
Approaching three acres (sts)  
Freehold

- Council Tax Band F
- Energy Efficiency Rating E



Long Meadow occupies garden and land approaching three acres, subject to survey, and provides an excellent opportunity to work and play in the countryside.

The site is occupied by a classic period property, constructed circa 1863 and not listed, a large two storey brick building suited to a number of uses, and a variety of outbuildings including a triple width garage, workshop, former pigsty and various storage facilities. There are also not one but two external WCs. The scope is endless.

This Victorian farm house style property underwent a comprehensive refurbishment during 2008/2009 and now offers five bedrooms and four bath/shower rooms, two of them en suite.

The ground floor accommodation is spacious and includes a good size living room with French doors opening in to the garden, a family room previously used as a library, a dining room and a lovely space occupied by the kitchen/breakfast room that is full of features including an open fireplace. In fact, fireplaces are a recurring feature throughout the ground floor with further fireplaces in the living room, family room and dining room. The living room and dining room fireplaces are currently closed off.

Situated just off the kitchen is a large utility room that offers a perfect space to dry off wet dogs and other family members during the winter season and just in case the family members are still too dirty there is a shower room off the utility room.



There is oil fired central heating from a boiler installed just ten years ago and all of the windows are double glazed either by Everest installed new windows or secondary double glazing preserving the character of the original sash windows.

Foul drainage is via a private septic tank.

Externally the gravel drive offers good off-road parking in front of the triple garage and close to all of the other outbuildings. The gardens wrap around the property and buildings and there is a gated access to the near 2.2 acres of grassed meadow that is included with the property. The summer house is well placed to take advantage of the views down in to the meadow. On the other side of the road from the property is a small area, enclosed by wrought iron fencing that amounts to approximately 0.2 acres.

The property is vacant so there is no upper chain.

Long Meadow is no more than seven miles from Bedford's town centre and accessed by one of the least busy roads, the B660 Kimbolton Road, that leads in to Bedford's town centre where extensive recreational, educational and shopping can be found including Bedford's mainline railway station with regular services to London's St Pancras and beyond. Stations at both St Neots and Sandy also offer fast and frequent services to the capital. There is also good access to the A1 at the Black Cat roundabout currently being redeveloped to enhance communications to Cambridge.

Nearby Wilden is a small largely undeveloped village with its own Primary School, church, Baptist chapel and village hall.





Bedford Railway Station 8 miles • St Neots Railway Station 8 miles • Sandy Railway Station 9 miles • Milton Keynes Station 27 miles • A1 Black Cat Roundabout 4 miles • M1 Junction 13 17 miles • Luton Airport 30 miles • Stansted Airport 46 miles • London 58 miles



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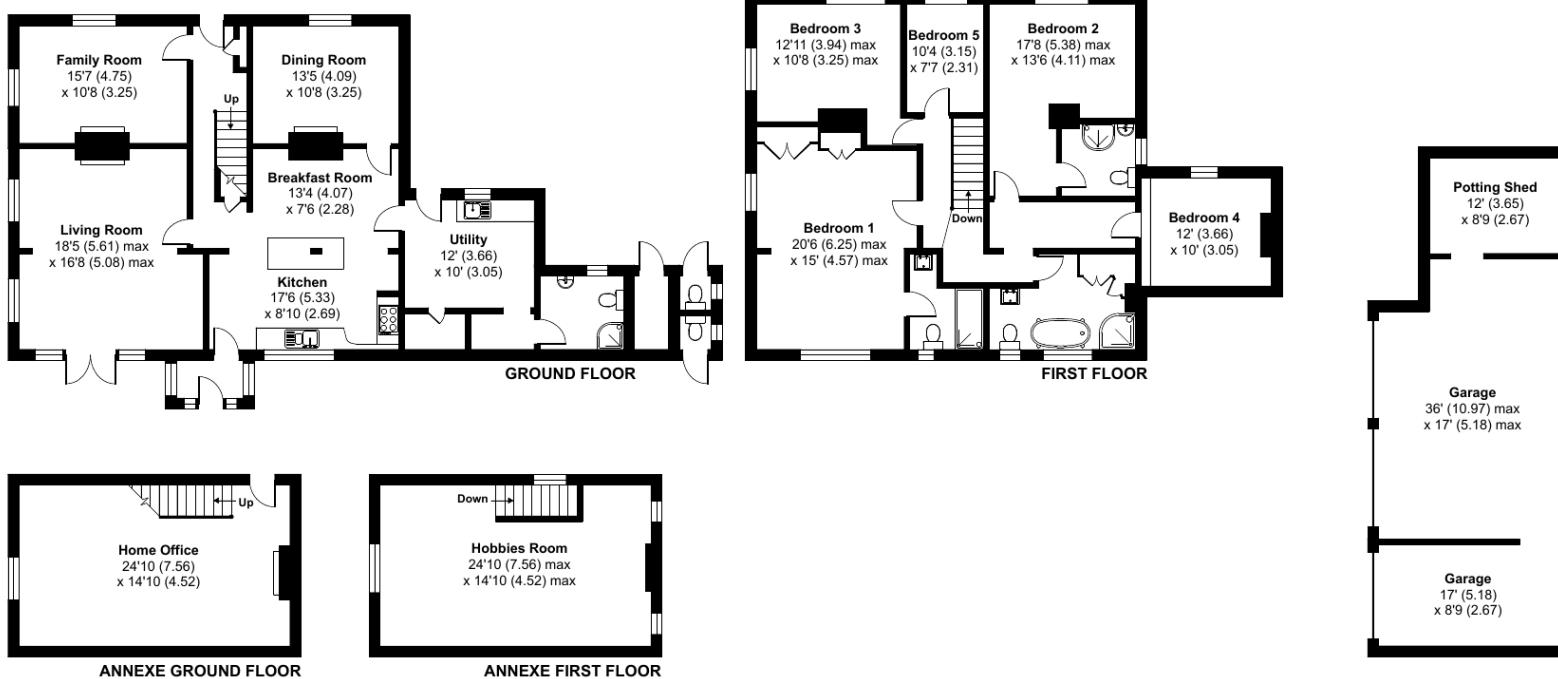
Approximate Area = 2538 sq ft / 235.8 sq m

Annexes = 740 sq ft / 68.8 sq m

Garaging = 689 sq ft / 64 sq m

Total = 3967 sq ft / 368.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.  
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