



3, Rutters Cottages, Old Milton Road, Thurleigh, Bedford, MK44 2DJ





3, Rutters Cottages,
Old Milton Road,
Thurleigh,
Bedford,

Price £450,000

A charming cottage with two
acres of land.....

- Extended 19th Century Cottage
- Rural setting
- Three bedrooms
- Living room
- Dining room
- Stunning kitchen
- Approx two acres of land, subject to survey
- Gardens and outbuildings



- Council Tax Band B
- Energy Efficiency Rating E



Lane and Holmes are delighted to offer for sale this extended Victorian cottage situated in a truly rural setting roughly two miles from the centre of the popular North Bedfordshire village of Thurleigh.

The accommodation is over two floors and there is character throughout. The property is entered via a stable door, the living room offers a feature fireplace whilst the dining room benefits from a wood burning stove. Improved and extended over time the former kitchen is now a useful utility space and there is a quality fitted downstairs' bathroom. The more recent addition of a kitchen extension at the rear is a space flooded with light with a feature vaulted ceiling and overlooking the formal garden at the rear which extends to approximately eighty feet.

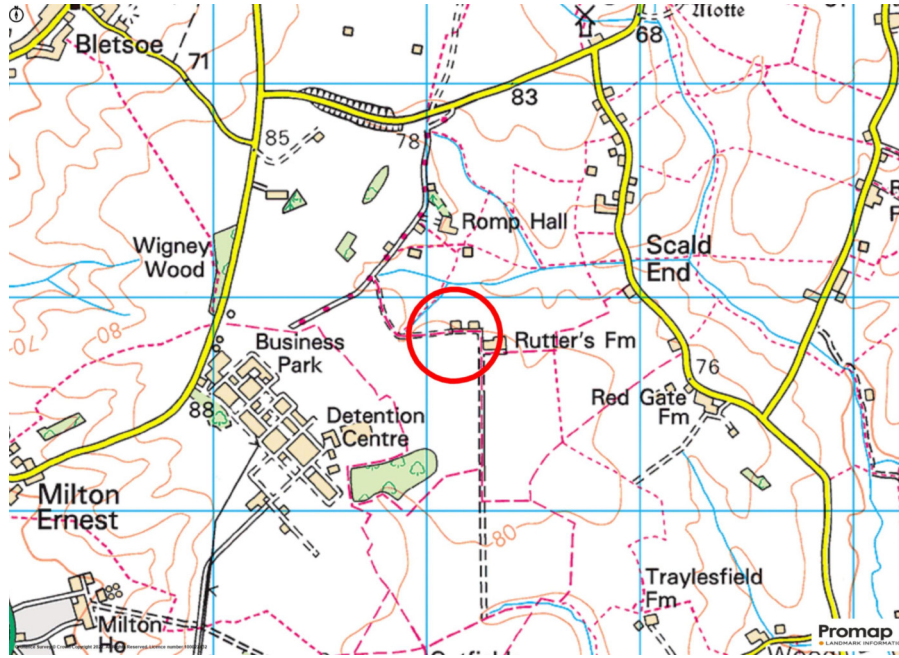
The first floor provides three bedrooms and a cloakroom and further benefits of the property include double glazing and oil fired central heating.

Externally the property has a much to offer. Adjacent to the property there is a driveway and gates lead through to the rear garden. A further driveway is accessed via double gates leading to a range of outbuildings and stores, which in turn leads through to an orchard with a range of fruit trees including apple pear and cherry. There is a top and bottom paddock, separated by a small copse of trees, and there are further outbuildings including a small detached stable block and a summer house.

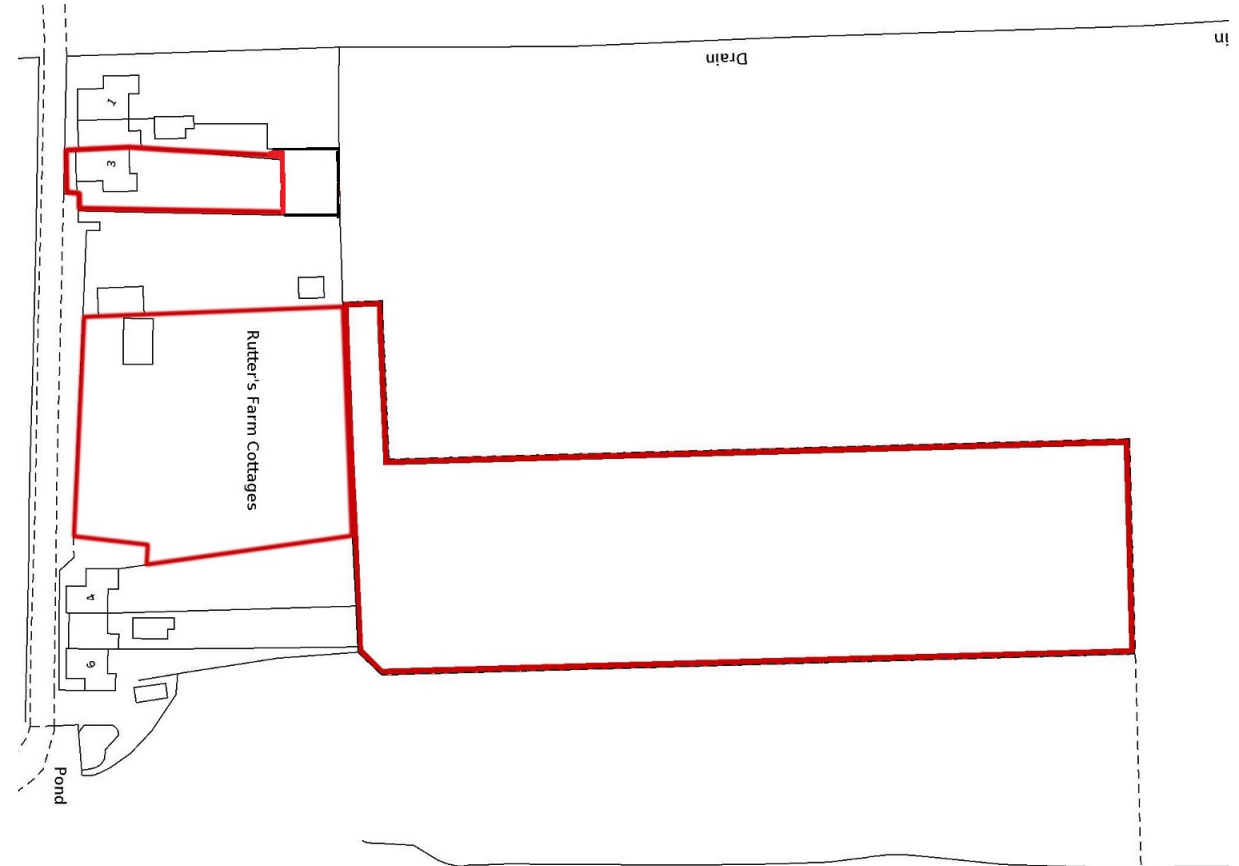
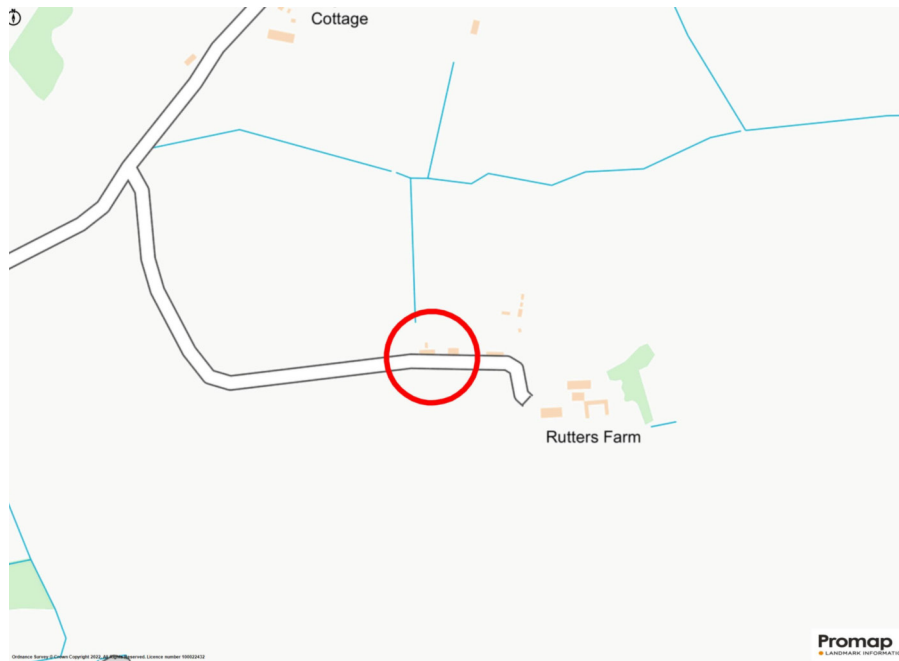
Thurleigh is a most popular North Bedfordshire village located some six miles from Bedford's town centre where excellent recreational, schooling and other opportunities exist including Bedford's mainline station offering regular services to London's St Pancras.







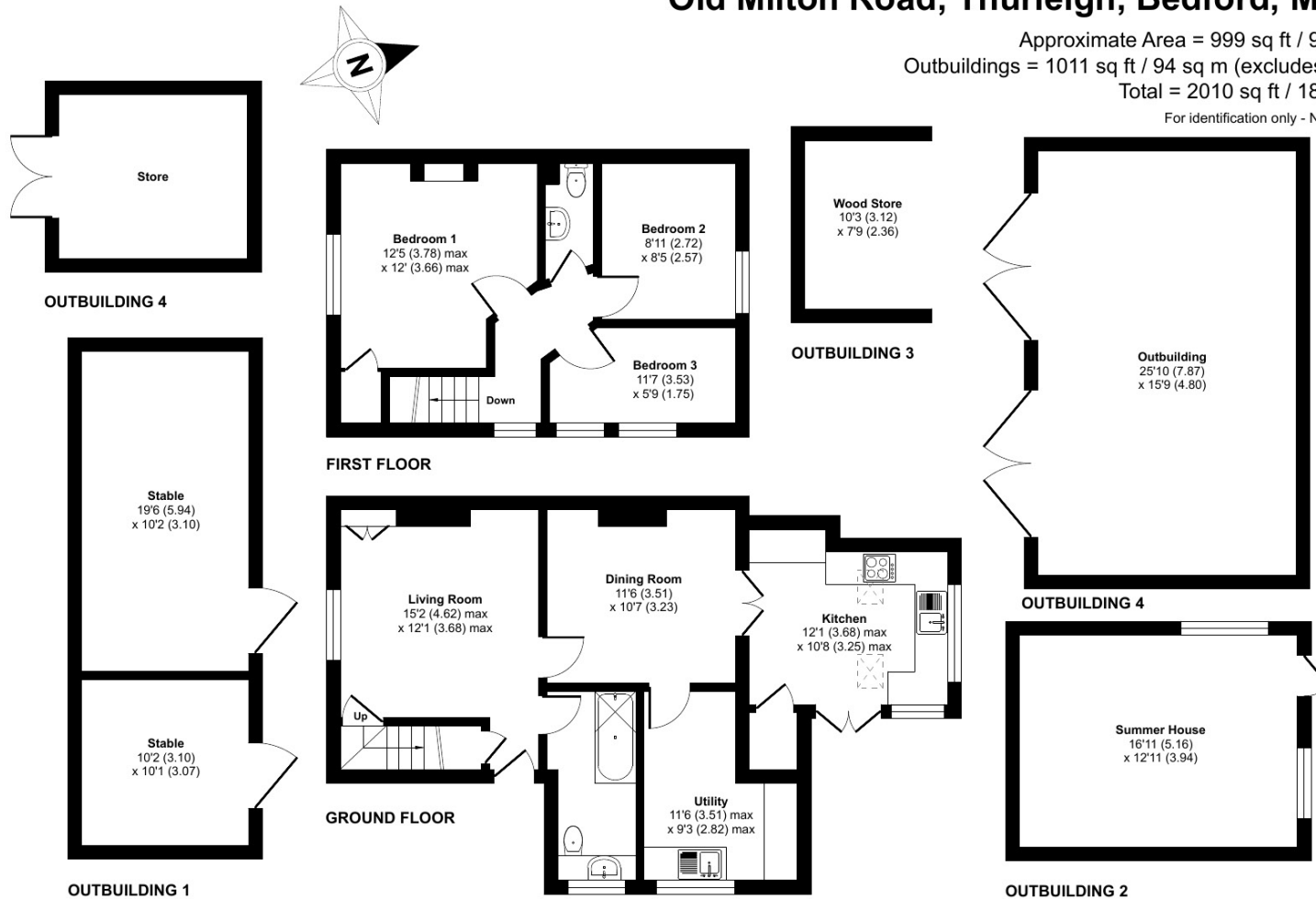
Bedford Railway Station 8 miles • Milton Keynes
24 miles • A1 Black Cat Roundabout 11 miles •
M1 Junction 13 21 miles • Luton Airport 37 miles
• Stansted Airport 50 miles • London 65 miles



Old Milton Road, Thurleigh, Bedford, MK44

Approximate Area = 999 sq ft / 93 sq m
Outbuildings = 1011 sq ft / 94 sq m (excludes store)
Total = 2010 sq ft / 187 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 2022.
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