



Bellringer's Cottage • 4 Thorncote Road • Northill • Biggleswade • Bedfordshire • SG18

Guide Price £450,000

Charter Whyman

TOWN & VILLAGE HOMES



CHARMING PERIOD COTTAGE
WEALTH OF EXPOSED TIMBERS
DELIGHTFUL VILLAGE SETTING

THE PROPERTY

double click and type your text in here

THE OUTSIDE

double click and type your text in here

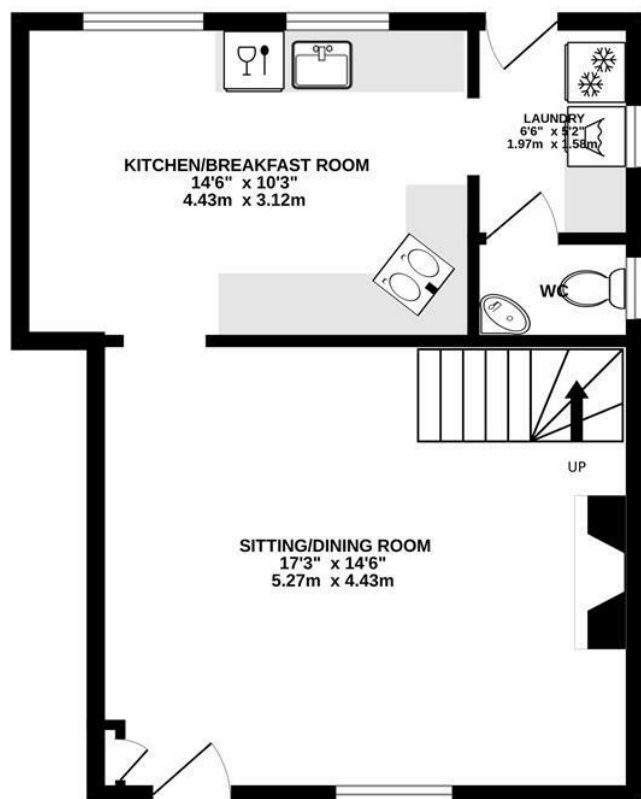
THE LOCATION

double click and type your text in here

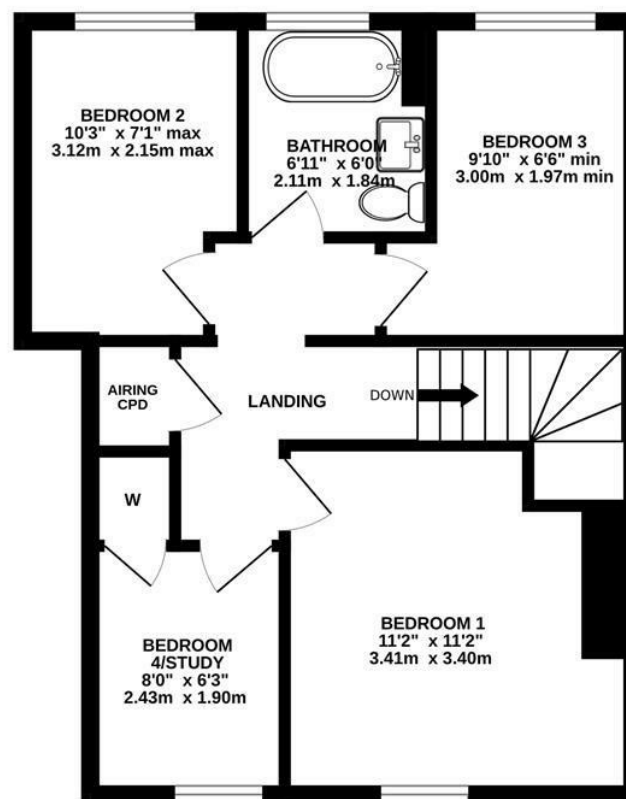




GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.

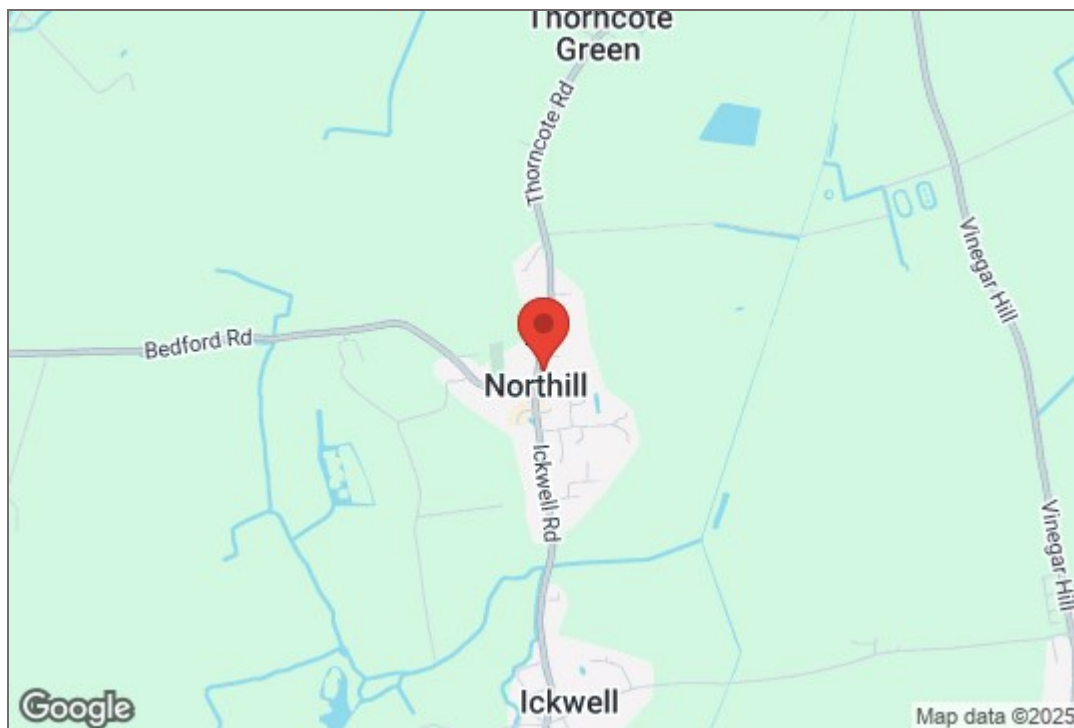


TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.
Made with Metropix ©2025

These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

Charter Whyman

TOWN & VILLAGE HOMES



TENURE

FREEHOLD

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

CONSTRUCTION

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

EPC RATING

Band -

LISTED PROPERTY

Grade II.

BROADBAND SPEED

A choice of provider claiming up to 1,000 Mbps.

MOBILE SIGNAL

Most providers claim 4G, O2 claims 5G.

LOCAL AUTHORITY

Central Bedfordshire Council
Priory House, Monks Walk
Chicksands
Shefford
Bedfordshire SG17 5TQ

Tel: 0300 300 8301
www.centralbedfordshire.gov.uk

COUNCIL TAX

Band - E

CONSERVATION AREA

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

www.charterwhyman.co.uk