



**Kennedy  
& Foster**

**Red Cow Cottage**

**78 High Street**

**Langford**

**SG18 9RY**

**£750,000**

- FOUR BEDROOM DETACHED HOME
- WEALTH OF PERIOD FEATURES
- REFITTED SHAKER KITCHEN
- NON ESTATE VILLAGE LOCATION
- ENSUITE BATHROOM AND SHOWER ROOM
- STUDY
- GARDEN TO THREE ASPECTS
- COACH DRIVEWAY





Previously The Red Cow Public House, dating back to the mid 1800's is part of Langford's local history. This four bedroom detached family home offers a wealth of charm and character with exposed beams and fireplaces. The property boasts a recently refitted shaker style kitchen, lounge, dining room, study, bathroom and shower room. Attractive gardens surround the sides and rear with coach driveway providing an abundance of off road parking. Contact us the Sole Agents to arrange your viewing.

#### **GLAZED WOODEN FRONT DOOR INTO:**

#### **PORCH**

8' 0" x 4' 9" (2.44m x 1.45m) Welsh slate floor, wall mounted radiator, exposed beams to ceiling with spotlights. Wood panelled door to:

#### **OPEN PLAN LIVING/DINING ROOM**

20' 0" x 28' 0" into bay (6.1m x 8.53m) Reclaimed oak floor, double glazed bay window to front aspect, double glazed windows to side aspect, glazed door to side, wall light points, exposed beams to ceiling, brick fireplace with Stovax double wood burning stove and hearth, three wall mounted radiators, brick built chimney breast with ornamental wood burning stove, stairs rising to first floor with built in cupboard under, fitted pine bookcase (formerly the original bar), glazed wood doors to kitchen and study.

#### **STUDY**

8' 8" x 4' 11" (2.64m x 1.5m) Twin uPVC double glazed windows to side aspect, single glazed windows to side aspect, exposed beams to ceiling, wall mounted radiator.

#### **KITCHEN**

12' 6" x 12' 11" plus 12' 2" x 7' 11" (3.81m x 3.94m) Three uPVC double glazed windows to rear aspect, uPVC double glazed French doors to patio, LVT floor with underfloor heating, exposed beams and spotlights to ceiling, brick built chimney breast with wood burning stove and tiled hearth, refitted shaker style Wren kitchen comprising range of soft closing eye level and base units with quartz work surfaces over and upstand. Pantry pullout cupboard, 1 1/2 ceramic bowl sink with drainer in work surface. Integrated full height fridge and freezer, washing machine, dishwasher, recycling bin and tumble dryer. Oak breakfast bar, space for range style cooker with extractor over. Panelled wood doors to Bathroom and Bedroom 3.

### BEDROOM THREE

19' 4" x 9' 8" (5.89m x 2.95m) uPVC double glazed doors to side aspect, twin uPVC double glazed windows to front aspect, exposed beams to ceiling, engineered oak floor, wall mounted radiator, fitted corner cupboard housing boiler and hot water cylinder, wood panelled door and step up to:

### BATHROOM

12' 4" x 6' 8" (3.76m x 2.03m) Double glazed frosted window to rear aspect, stone tiled floor, roll top bath with shower attachment, pedestal mounted wash hand basin, close coupled W.C, exposed beams to ceiling with spotlights. Panelled wood door kitchen.

### FIRST FLOOR ACCOMMODATION

uPVC double glazed window to side aspect, wood panelled doors to:

### BEDROOM ONE

16' 8" x 12' 8" (5.08m x 3.86m) (steps down to) uPVC double glazed window to front aspect, wall mounted radiator, exposed beams to ceiling, brick built chimney breast with ornamental wood burning stove.

### BEDROOM TWO

12' 4" x 12' 4" (3.76m x 3.76m) uPVC double glazed window to front and rear aspect, exposed beams to ceiling, wall mounted radiator, twin fitted wardrobes.

### BEDROOM FOUR

8' 11" x 8' 4" (2.72m x 2.54m) uPVC double glazed window to rear aspect, wood laminate floor, exposed beams to ceiling, wall mounted radiator, fitted wardrobe along one wall.

### SHOWER ROOM

uPVC double glazed frosted window to side aspect, close coupled W.C, walk in double shower unit, tiled splash back, exposed beams to ceiling with spotlights, welsh slate floor, heated towel rail.

### OUTSIDE FRONT

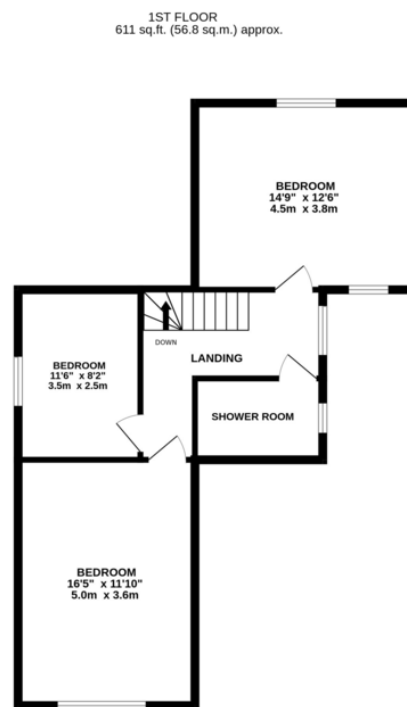
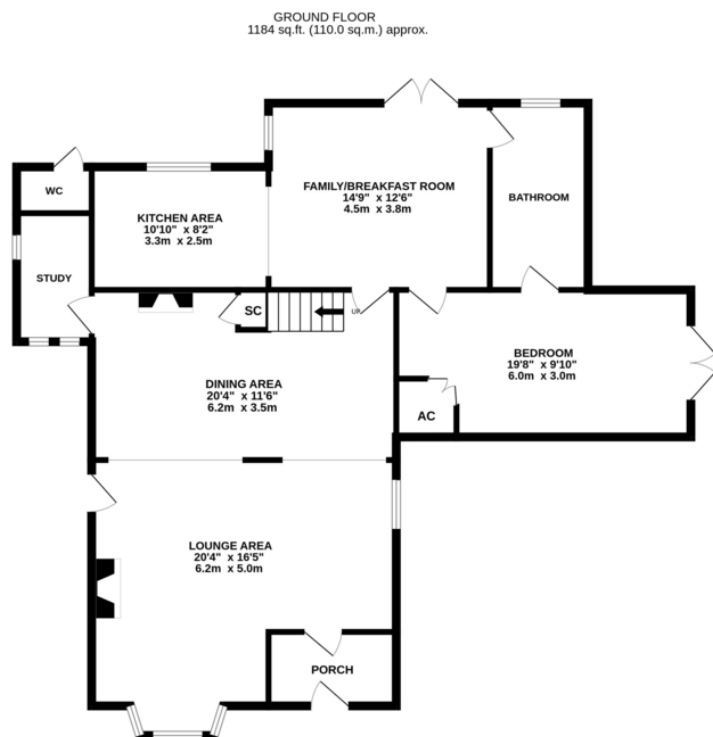
Coach driveway, mainly shingled providing off road parking for 6+ vehicles.

### OUTSIDE REAR

Garden to three aspects offering a wealth of colour and sunshine throughout the day, comprising of lawned, shingled and paved areas with mature shrubs, plants and small trees. Enclosed by timber panel fencing, twin gated access to front driveway. There is a paved patio area as you can step out of the kitchen, perfect for morning coffee or alfresco dining. Hardstanding for shed and summer house, wood door leading to outside W.C and wash hand basin.







TOTAL FLOOR AREA : 1795 sq.ft. (166.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## COUNCIL TAX BAND

Tax band F

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

## OFFICE

2 Market House  
Market Square  
Biggleswade  
Bedfordshire SG18 8AQ

T: 01767 601122

E: sales@kennedyfoster.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements