



High Street, Riseley, MK44 1DR
Guide Price £650,000 - £675,000

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ESTATE AGENTS

*****GUIDE PRICE £650,000 -
£675,000*****

Coming to the market for the first time in 22 years, this striking and individually designed detached executive style family home sits on a beautiful elevated plot of almost half an acre and on the outskirts of this charming North Bedfordshire village and within a short walk of the sought after C of E Riseley Primary School.

Whilst the house itself could do with some cosmetic updating, the accommodation on offer is surprisingly large and extremely versatile and the setting is just **STUNNING!!** With a large principle reception room leading through to the lovely conservatory with views over the garden beyond, a large 20' kitchen, a separate dining/ family room, as well as a study/ bedroom four, a ground floor principal bedroom (with en suite shower room) and a re-fitted family bathroom all on the ground floor and then two further bedrooms (one with en suite) and a spacious landing and mezzanine on the first floor. Within the half acre plot, there is an integrated double garage and an extremely versatile 32' detached timber barn which could be utilised/ converted for a variety of purposes, beautifully landscaped garden and a cobble paved driveway providing off road parking for numerous vehicles and with secure gated parking beyond.

Viewing is essential to fully appreciate this striking and individual family home!!

Entrance Via

Entrance Porch
9'9 x 3'6 (2.97m x 1.07m)

Entrance Hall





Living Room
17'7 x 15'6 (5.36m x 4.72m)

Conservatory
11'11 x 11'10 (3.63m x 3.61m)

Kitchen
20'8 x 10'3 max 8'11 min (6.30m x 3.12m
max 2.72m min)

Dining Room
11'6 x 9'1 (3.51m x 2.77m)



Study/ Bedroom Four
11'8 x 8'11 (3.56m x 2.72m)

Bedroom One
15'2 max x 11'8 (4.62m max x 3.56m)

En Suite Shower Room
8'0 x 6'5 (2.44m x 1.96m)

Ground Floor Family Bathroom
9'4 max x 5'3 (2.84m max x 1.60m)

First Floor Landing
11'11 ave x 10'4 (3.63m ave x 3.15m)

Bedroom Two
11'2 max x 11'11 max into bay (3.40m max
x 3.63m max into bay)

En Suite Shower Room
9'4 max x 5'7 max (2.84m max x 1.70m
max)

Bedroom Three
11'0 max x 11'11 max into bay (3.35m max
x 3.63m max into bay)

Double Garage
18'6 x 16'11 (5.64m x 5.16m)

Detached Barn
32'4 x 10'1 (9.86m x 3.07m)

Outside



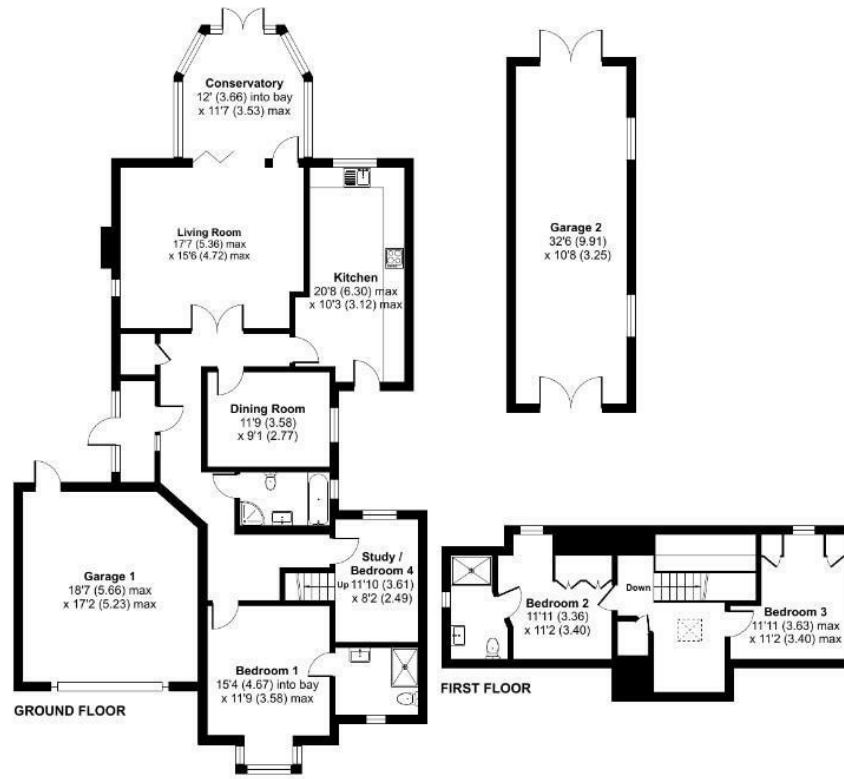
High Street, Bedford, MK44

Approximate Area = 1839 sq ft / 170.8 sq m

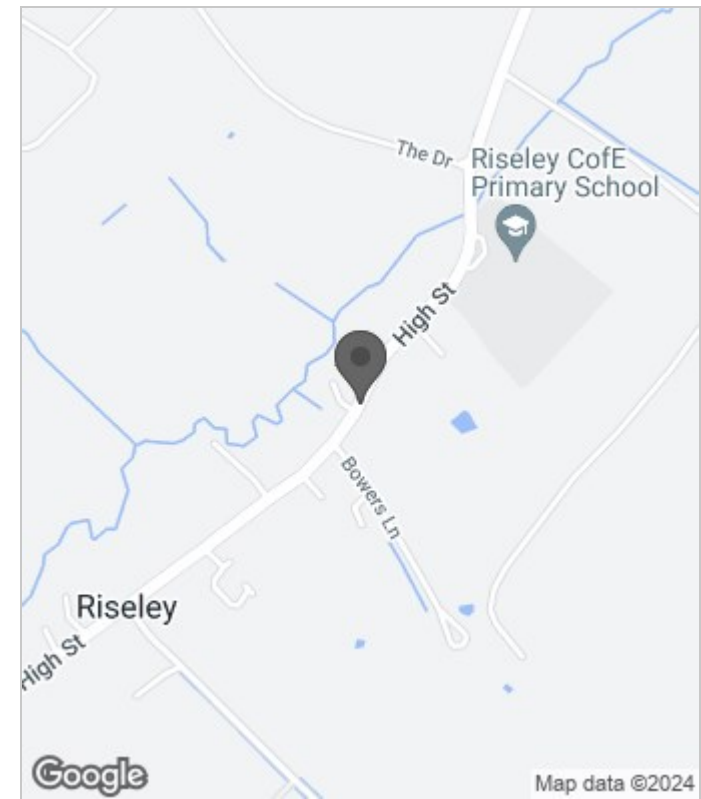
Garage = 649 sq ft / 60.3 sq m

Total = 2488 sq ft / 231.1 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). © nlschem 2024. Produced for Latcham Dowling Ltd. REF: 1105845



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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