

# HANNAH CARR

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**Walnut Tree Cottage**

**Colmworth Road, Little Slaughter, MK44 2BX**

**FREEHOLD**

# Description

Nestled in the sought after village of Little Staughton, this beautifully renovated Grade II listed detached cottage blends period character with modern comforts. This exceptional home offers a rare opportunity to enjoy the charm of a traditional English cottage with the benefit of a complete contemporary refurbishment.

The property boasts three well-proportioned bedrooms, all full of quirky character with original exposed beams and tranquil rural outlooks. The ground floor comprises a range of versatile living spaces including a welcoming sitting room featuring an inglenook fireplace with an open fire, a bright garden room with a cosy roof, a stylish bespoke kitchen fitted with high-end appliances, and a separate dining room ideal for entertaining. The generous utility room leads through to the large garage which incorporates a workshop. The garage then leads to a further room which is presently used as a gym but could be utilised as a studio or office perhaps?

Every element of the renovation has been thoughtfully executed to preserve the cottage's historical character, from the beautiful oak windows to the three rebuilt chimneys and recently re-thatched roof —while introducing the conveniences of modern living with updated electrics, plumbing, heating and insulation.

Outside, the cottage benefits from a generous garden with mature planting, a stone-paved patio perfect for outdoor dining, and off-road parking. An oversized garage with workshop area and a separate garden room/ studio with electricity are the icing on the cake.

Situated in the heart of this desirable Bedfordshire village, the cottage offers a peaceful rural lifestyle while remaining within easy reach of local amenities and transport links to Bedford, St Neots, and beyond.

Little Staughton is well known for its farm shop which provides fresh local produce, as well as everyday essentials and a range of pet and animal feeds and supplies. The village also has a good local pub and a wonderful community. The village is also served by a school bus which runs during term time for Sharnbrook Academy.

## Quick Summary

**Property Type:** Cottage

**Bedrooms:** 3

**Bathrooms:** 2

**Reception Rooms:** 2

**Council Tax Band:** E

## Features

- ✓ Detached Grade II Listed Cottage
- ✓ Beautifully and Sympathetically Refurbished
- ✓ Sought After Village Location
- ✓ Three Bedrooms
- ✓ Generous and Versatile Living Spaces
- ✓ Landscaped, Mature Garden
- ✓ Off-Road Parking and Garage

To request a viewing please get in touch:



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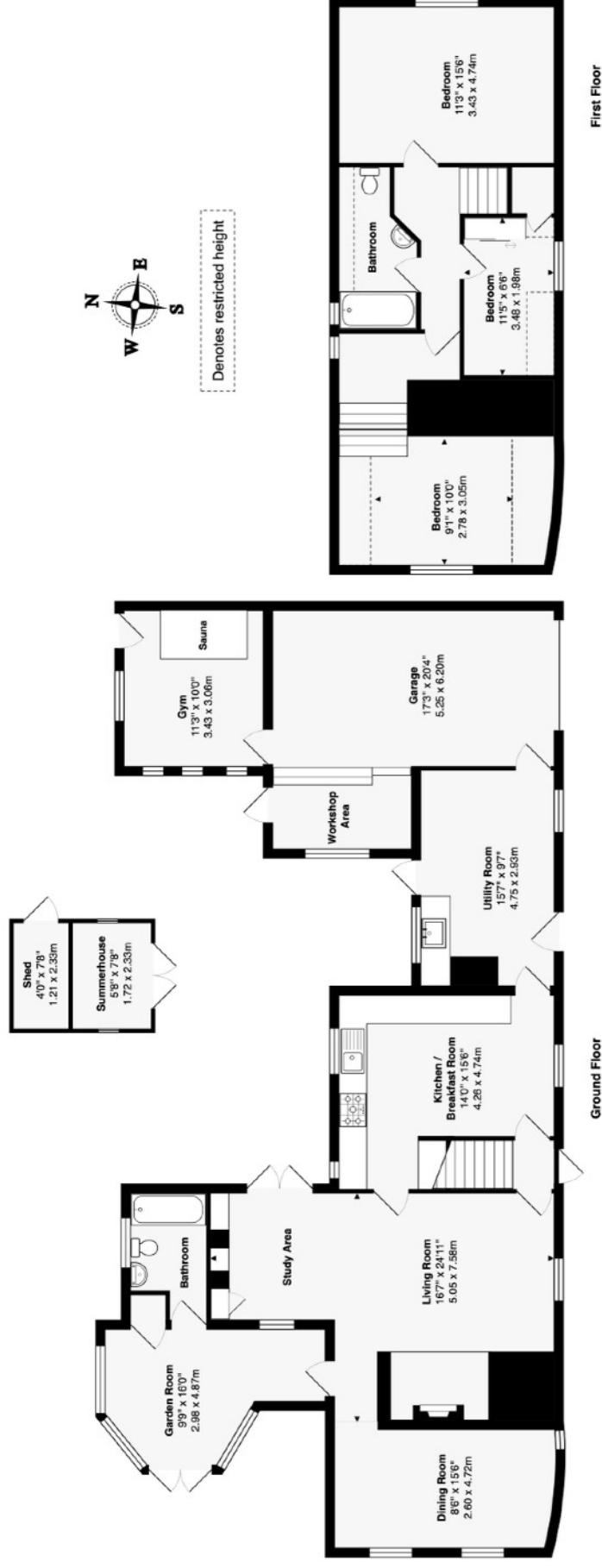












Approximate Area: 1794 ft<sup>2</sup> ... 166.6 m<sup>2</sup> (excluding shed, summerhouse, garage)

Approximate area of Garage: 305 ft<sup>2</sup> ... 28.4 m<sup>2</sup>

**Total Approximate Area: 2099 ft<sup>2</sup> ... 195 m<sup>2</sup>**

Floor plans are for layout purposes only and are not intended to be scale drawings. All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes. Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. MK Property Photography accepts no liability whatsoever for any error or omission or inadvertent mis-statement in a floor plan.

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