

HENDERSON CONNELLAN

ESTATE AGENTS



“Once in a Lifetime”

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Offering a unique opportunity and an inspiring degree of potential, this one bedroom Grade II listed thatched Cottage boasts a most stunning location in the heart of the picturesque village of Odell, an impressive plot of just over half an acre, a most gorgeous outlook over the River Ouse, and the ability to indulge your imagination in extending and renovating the property to your desire (subject to relevant planning and listed building consent).



Roma's Cottage,
Horsefair Lane,
Odell,
MK43 7AU



Property Highlights

- Nestled into the historic village of Odell, the Property occupies a fantastic position on an established no-through road and benefits from being just a stone's throw from the ever-popular Harrold-Odell Country Park, which includes stunning walks, Grebe Lake, two play areas, a skatepark and a café/tearoom. The local pub is also within close walking distance and Harrold convenience store is just over a mile walk away.
- Odell Village is conveniently located equidistant from the A6 and A509, both providing excellent travel links by car and Bedford Train Station is less than 10 miles away with a convenient commuter rail link to London.
- The Property requires modernisation and would benefit from thoughtful renovation and extension. There is currently no planning permission in place, however the Vendor is willing to negotiate on timescales to assist buyers in ensuring planning is achievable, at the buyer's expense.
- Grade II Listed thatched Cottage with a stone façade and a ground floor extension to the rear. The Property boasts a great deal of antiquity and is thought to be the second oldest remaining property in Odell.



Property Highlights

- Entrance to the Property is gained through the glass panelled door to the side of the property. Once you enter, the Entrance Hall provides access to the Principal Accommodation.
- Generously sized Living Room exuding a wealth of character and charm with exposed beams, deep-silled dual aspect windows, exposed stone walls, a timber brace and latch door providing access to the stairs to the first floor, and an inglenook fireplace with a cast iron multi-fuel boiler stove that fuels the central heating.
- Well-proportioned Kitching/Dining Room with dual aspect windows, a glass panelled door to the Garden, a pantry cupboard and a fitted kitchen to include tiled splashbacks, eye and base level units, a stainless steel sink and space and plumbing for appliances (not included).
- Ground floor Bathroom with a window to the side elevation, ceramic tiled walls and a three piece suite to include a low-level WC, a pedestal wash hand basin, and a panel enclosed bath with an electric shower over.
- The stairs rise from the Living Room to the first floor Bedroom. The Room used to be two separate rooms and has since been opened up to provide a generous double sized room with a bespoke built in wardrobe, an airing cupboard housing the hot water tank and immersion heater, and a window overlooking the rear garden.

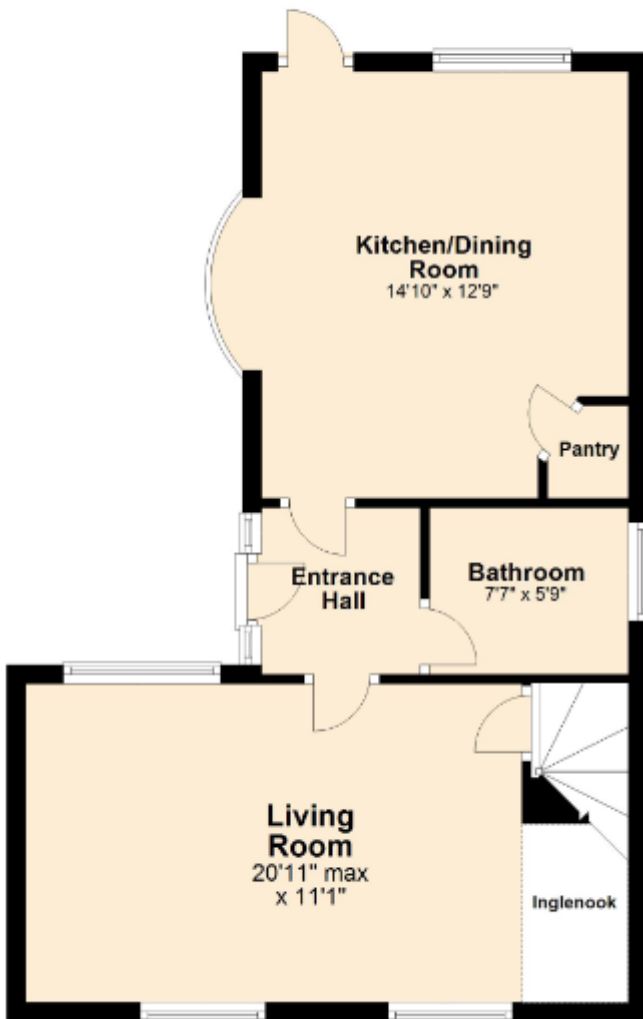


Grounds

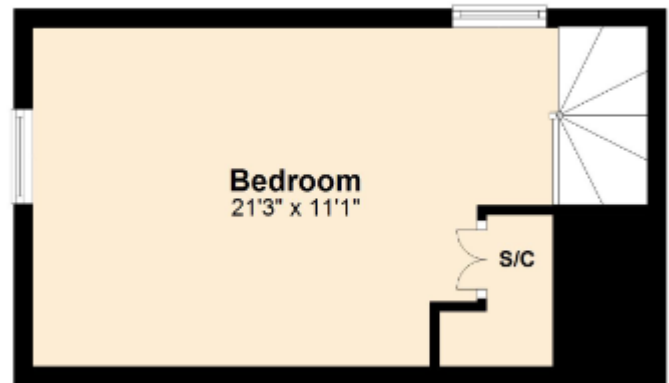
The Property occupies a truly impressive position on the street with a great deal of kerb appeal and a stunning plot measuring just over half an acre. There is a five-bar gate, pedestrian gate and timber fence that enclose the front and as you enter the gravel driveway extends to the Property providing off road parking for several vehicles and motorhome if required. To the front of the driveway there is a deep well stocked planted border, a timber summer house at to one side, a covered area by the Kitchen providing an ideal entertaining space, and a timber fence and gate section off the main Garden.

As you travel through the pedestrian gate into the Main Garden there is a hard standing area flanked by a fantastic timber outbuilding providing an excellent workshop/storage, an additional section ideal for storing the sit-on mower (not included) and a further timber outbuilding. The generous lawn provides ample space to play or for pets to run and as it extends to the rear of the plot there is a raised timber veranda that provides an excellent vantage point for watching the wildlife on the River Ouse.

Ground Floor



First Floor



Total Area Measurements (Approx.)
747.2 sqft / 68.95 sqm

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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