



**Connells**

Bell Cottage Bell Lane  
Cotton End Bedford





### Property Description

Located at the end of a quiet cul-de-sac occupying a secluded position is this Grade II listed period cottage with original features dating back to the early 1600's and is of timber framed construction. On the ground floor the property comprises of three reception rooms, a kitchen/breakfast room with utility room with a separate WC. On the first floor there are four bedrooms of which the master bedroom has a three piece ensuite shower room. There is an additional stair case leading to another room currently used as a studio or office.

Externally to the front there is a gravel carriage driveway providing parking for multiple vehicles with ease with side gated access. To the rear the garden is south easterly facing and is fully enclosed by timber fencing. An extensive paved patio spans the rear of the property and is separated from the lawned garden by a pergola with climbing plants. There is a further raised paved patio and two timber garden sheds.

Offering approximately 1900 sq ft of accommodation this beautiful period property has retained many original features including inglenook fireplaces, exposed beams and timbers, ledge and brace internal doors and some exposed timber flooring.

This is a must view property and the current owners inform us the property is offered with no onward chain.



## Entrance Porch

## Sitting room

16' 10" x 14' 8" ( 5.13m x 4.47m )

## Study

13' 5" x 10' 8" ( 4.09m x 3.25m )

## Kitchen

14' 9" x 11' ( 4.50m x 3.35m )

## Utility Room

9' 4" x 8' 8" ( 2.84m x 2.64m )

## Dining Room

15' 7" x 14' ( 4.75m x 4.27m )

## Wc

## First Floor

## Landing

## Bedroom One

15' 7" x 11' 7" ( 4.75m x 3.53m )

## Bedroom Two

15' 2" x 13' 10" ( 4.62m x 4.22m )

## Ensuite

## Bedroom Three

13' 4" x 9' 9" ( 4.06m x 2.97m )

## Bedroom Four

9' 6" x 8' 11" ( 2.90m x 2.72m )

## Bathroom

## Second Floor

## Bedroom Five

14' 7" x 8' 6" ( 4.45m x 2.59m )

## External

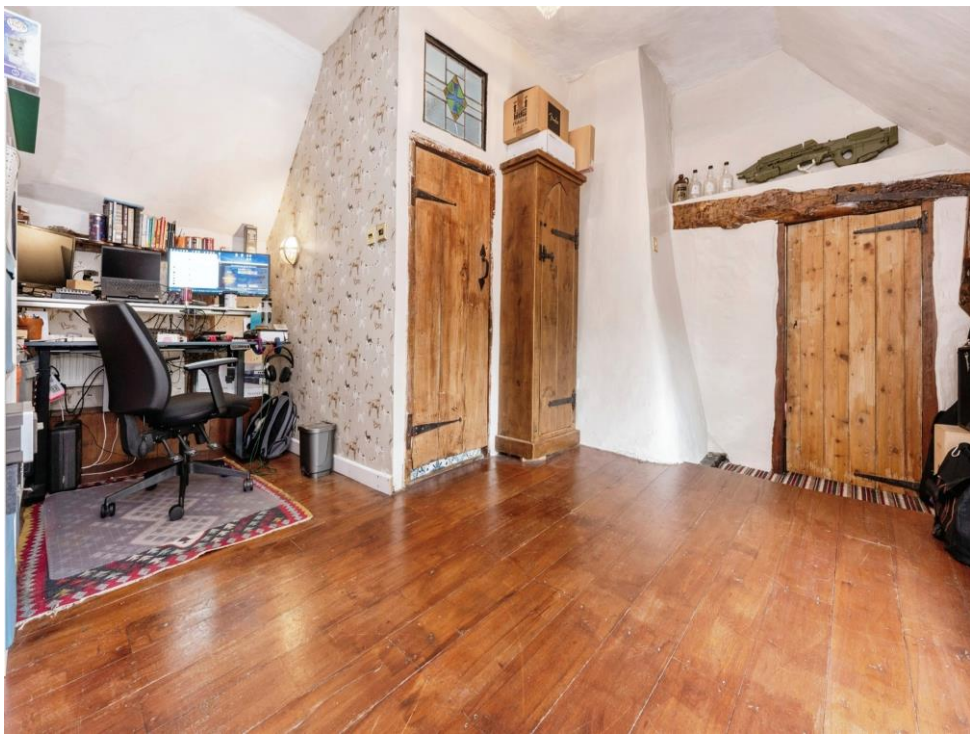
## Front Garden

## Rear Garden

## Parking







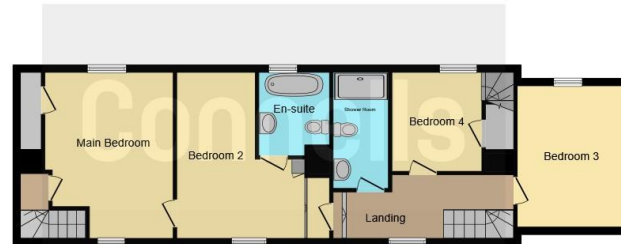




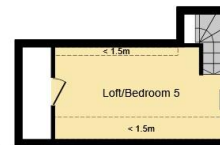




**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01234 345 303**  
**E [bedford@connells.co.uk](mailto:bedford@connells.co.uk)**

42 Allhallows  
BEDFORD MK40 1LN

**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/BED307822](http://connells.co.uk/Property/BED307822)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BED307822 - 0004