



**Scald End Cottage, 54 Mill Road, Thurleigh, MK44 2DL**



- \* Renovation Opportunity
- \* Grade II Listed -Traditional Thatched Cottage
- \* Kitchen Dining Room, Reception Room
- \* 1/2 (Connecting) Bedrooms
- \* Semi - Rural Location
- \* Good End Of Terrace Garden Plot
- \* Freehold

A rare opportunity to acquire and add value, this characterful Thatched Cottage. This Grade II listed property stands on Mill Road on a plot of approximately \*0.10 Acres. Currently configured as 1/2 bedrooms (nursery bedroom adjoining.) This heritage property of traditional timber frame construction has rough cast render, and exposed brick extension under a thatched roof. Believed to have been built circa 1800. The property is arranged over two floors, with an estimated total floor area of approximately 640 sq.ft (59.48 sq.m) Accommodation comprises of lounge, kitchen, lean-to/sun lounge, downstairs bathroom and two adjoining rooms to the first floor, the second leading off the first. The property benefits from many original character features including exposed beams.

#### Outside

The property includes a side and rear private garden, the side element offers excellent off-road parking to a gated driveway. The property enjoys an extensively laid to lawn garden with mature tree and picket fencing and post and rail to the boundary and double width gated access to Mill Road, with a gravel stone driveway accommodating multi-vehicular parking. While in need of full renovation, this characterful 1/2-bedroom cottage offers true potential to add value.

#### Principal Measurements

Conservatory 11'2 x 8'8

Kitchen 14'10 x 9'0

Sitting room 10'6 x x 10'3

Bathroom 7'7 x 7'7

Bedroom 13'8 x 10'4 RHH

Adjoining Nursery Bedroom 9'9 x 9'7 RHH

Agents notes

Abbreviation RHH refers to restricted head height.

#### Tenure Freehold

#### Services

Mains Water, Mains Electricity. Drainage and foul water via septic tank which is shared and by private arrangement.

Council Tax Band: C.

\*N.B We have estimated the boundary by google earth image, using the images to identify prior hedged boundaries,

#### Situation

Thurleigh is a civil parish in north Bedfordshire approximately 26 miles

south of Peterborough, 24 miles west of Cambridge, 9 miles north of Bedford and 31 miles east of Northampton.

The village of Thurleigh has a church (St Peters), primary school (Thurleigh Primary School and Nursery), village hall and the Thurleigh Sports and Social Club. Wider services are available in Bedford, St Neots (8 miles to the east) and Rushden (8 miles to the northwest). The A6 which runs south to Bedford and north to Kettering can be accessed at Bletsoe (2 miles to the west). The A1 can be accessed at Chawston (7 miles to the southeast). There are two railway stations in Bedford. Bedford station offers mainline services to Brighton via London (Thameslink). Bedford is also on the main line between London St Pancras. Please note distance measurements are taken using Google Maps and are 'as the crow flies'.

Viewing : All viewings are strictly by appointment only through the seller's agent, Bletsoes – 01832 732188

Agent notes:The property has been occupied until relatively recently as a single dwelling. Alterations and improvements would need to be approved by the local Conservation Area Officer at Bedford Borough Council.

Maintenance to the property has been to a basic level in recent years and a purchaser should anticipate a level of expenditure at the outset and a reasonably high level of maintenance thereafter. If necessary a pre application should be made to confirm that a purchaser's proposals are in keeping with current policies, care will need to be taken on any changes to the external elevations and materials. Whilst the present condition of the property would lend itself to occupation it is considered that a purchaser will wish to carry out a number of upgrading and improvement works and obtain a structural engineer's report on the condition of the timber frame and render prior to occupation. A report on the thatch would also prove prudent.

Due to the form of construction with thatch and timber frame this type and style of property may not comply with some mainstream lender's lending criteria. A full structural report may be required.

In submitting any offer for the property the purchaser should be aware and verify the following:

Access :The property has vehicular access from Mill Road via a pair of wooden gates to an area of standing to the side of the property. There is in addition a rear access to the adjacent farm which will be closed off prior to completion.

Services: Gas is not available in the area. Electricity The supply is overhead from a telegraph pole and transformer located in the farm grounds to the rear. A purchaser will need to establish the continuation and suitability of any electrical supply is sufficient for their requirements and any wayleaves. Drainage – We understand that drainage is to a septic tank in the rear garden shared with others for which appropriate rights and maintenance arrangements will be reserved within the sale of the property



to ensure continuous management. Water – Mains water is available via a connection to the mains pipe adjacent to Mill Road. This, it is understood, originates directly from the public highway. Hot Water – Hot Water is provided by an electric pressurised hot water cylinder that will need re-commissioning. EPC It is not believed an EPC is required as the property is Listed. Council Tax :The property is assessed in Council Tax Band C with Bedford Borough Council, the Local Authority under Local Authority reference 2003848.

Purchasers will need to satisfy themselves as to the condition of the property having taken appropriate advice from structural engineers, building surveyors and Listed Building consultants as necessary and should obtain lender's approval in principle to the type, style and form of property prior to submitting a formal proposal for purchase.

#### Money Laundering

To comply with current Money Laundering Regulations, any successful purchaser(s) will be asked to provide proof of identity and we will therefore need to take copies of a passport/driving licence and a recent utility bill (not more than 3 months old). This information is required prior to solicitors being instructed.

#### Measurements & Other Information

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is a point which is of particular importance please do contact Bletsoes who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.







**Important Notice:**

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