



Myers Hill Farm, Kimbolton Road, Bolnhurst, Bedford MK44 2ES







Myers Hill Farm
Kimbolton Road
Bolnhurst
Bedford
MK44 2ES

Price 1,250,000

Considerably extended home, on 8.5 acres offering a range of outbuildings...

Large family home

Almost 3,000 square feet of flexible living space

Ground source heat pump

Large agricultural barn with possible scope for future conversion (STPP)

Approx. 735 square foot barn with prior notification for residential use

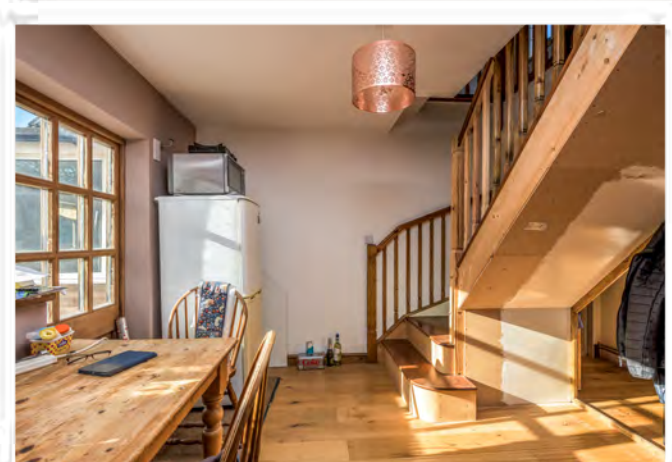
Around 8.5 acres (sts)

Rural location with far reaching views

No chain



- Council Tax Band F
- Energy Efficiency Rating C



We are delighted to bring "Myers Hill Farm" to the market for the first time in many decades. The property is situated on the B660, Kimbolton Road, at Bolnhurst.

On offer is a most interesting proposition comprising a large detached dwelling with around 8.5 acres of grounds and a variety of buildings which include a large agricultural structure with possible scope for alternative uses. (Subject to planning permission). Prior notification was also agreed in 2021 for change of use to residential for a smaller barn/store (around 735 square feet) within the grounds (ref - 21/00244/CPNQ) which adds further appeal to this opportunity.

The house at Myers Hill Farm, has evolved considerably from its initial form and now offers almost 3,000 square feet of accommodation over two floors. Some finishing off and modernisation is likely to be required. On the ground floor there are several reception rooms/possible bedrooms which could be utilised in numerous different ways and include two kitchen areas, a WC and a wet room. There is obvious annex potential. On the first floor there are five bedrooms, a bathroom, a shower and an additional WC. The property is heated by a ground source heat pump, with the seller currently receiving a generous RHI (Renewable Heat Incentive) payment, currently set at £1291.20 a quarter. A new purchaser can apply to Ofgem to receive any future payments which may be due, the seller joined the scheme in March 2022.

The main entrance to the property from the highway leads straight into a large open area offering considerable parking provision. The barn/store with consent for residential use lies adjacent to the road and close to the eastern boundary of the site.



The large former agricultural building is opposite the main house and is a considerable structure, set around a concrete frame and partly enclosed with corrugated concrete wall and roof panels and measures approximately 34meters by 23 meters.

Former use of the site included use as a nursery and as a result there are a number of structures to facilitate the cultivations of plants on a large scale, including poly tunnels and industrial green houses and the like.

Measurements are available on request. The site extends to a total around 8.5 acres (sts) and for those seeking equestrian facilities, there is much potential. Generally speaking the fields are split into three areas which include a five acre field with an attractive pond, with two further areas of land situated behind the two greenhouses. There is a further entrance to the site further along the B660. The land is generally a fairly blank canvas for cultivation and includes a wide range of trees and hedges throughout.

We feel the property could appeal to a wide range of buyers given the number of different elements on offer. The property is set over varying land registry titles but will be sold as a whole.

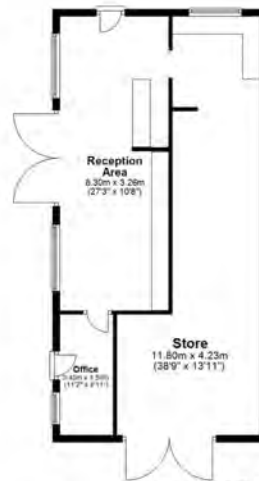
In terms of location, Myers Hill Farm is set in an enviable position with immediate access to countryside and it enjoys a rural outlook with far reaching views. The Plough, a very popular restaurant in the village is very close by. Good access is available for Bedford, which is a short drive away and offers a whole host of services, including the mainline railway station. Bedford is also home to the popular Harpur Trust Schools. Kimbolton is also readily accessible and good access is available by road for the A1 and further major road links.





Bedford Railway Station 8 miles • Milton Keynes Station 24 miles • A1 Black Cat Roundabout 7 miles • M1 Junction 13 20 miles • Luton Airport 32 miles • Stansted Airport 49 miles • London 60 miles





Main area: Approx. 273.4 sq. metres (2942.5 sq. feet)



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01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St Loyaes Street, Bedford, Bedfordshire, MK40 1EZ

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