



Ducks Cross Cottage, Colesden Road, Wilden, Bedford MK44 2QW







Ducks Cross Cottage
Colesden Road
Wilden
Bedford
MK44 2QW

Price £850,000

A really versatile property
with huge potential for
further development...

- Extended property
- Up to five bedrooms
- Three bathrooms
- Separate reception rooms
- Independent annex
- Stable yard with five stables
- Manège
- Ample parking
- 1.7 acres (sts)
- Scope to improve
- Freehold



- Council Tax Band F
- Energy Efficiency Rating D



Set in a rural location, this significant and most interesting property consists of a large detached two storey dwelling and a separate detached annex, ideal for multi generation living. There is a wide variety of outbuildings which includes five stables along with varying others which could be utilised in a variety of ways. The grounds extend to around 1.7 acres (sts) and include a manège.

The properties and buildings do require updating and improvement and there is scope for further extension if required (STPP).

The property is set at Ducks Cross in Wilden, close to the villages of Colmworth and Colesden. The location is seven miles to the north-east of Bedford and within easy reach of the A421 Bedford bypass connecting the A1 to the M1 at Junction 13.

The main property offers accommodation of around 2,400 square feet, with the ground floor including separate reception rooms, a kitchen with a utility and a study. There are also two ground floor bedrooms served by a bathroom and upstairs there are up to another three bedrooms and a further bath/shower room. One bedroom has a balcony which also offers access to the exterior.

The detached annex is around 800 square feet and has a fitted kitchen, a living/dining room with a study or second bedroom, created out of one corner, and a large bedroom with an equally large bathroom located on the first floor.

Externally, the property, set well back from the road, is approached via a long drive and there is extensive off road parking available with scope to create more if required.



There is an established stable yard offering five stables with a tack room off taken from part of one of the additional outbuildings and there is a large timber built former summer house that could potentially be used as a home office, subject to any necessary planning requirements.

Please study the floorplan for a detailed idea of the footprints.

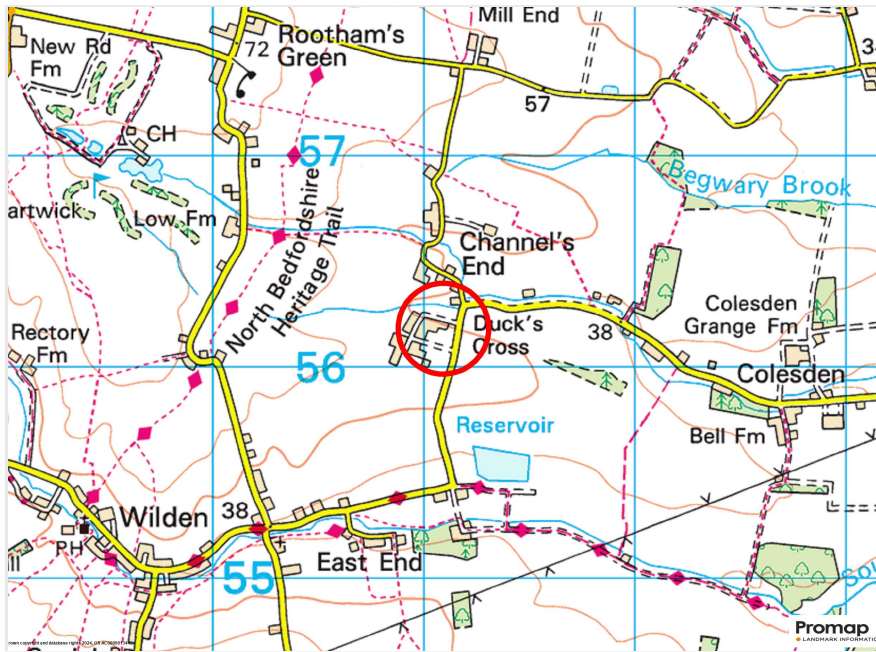
The land around the property is set mainly to grass and capable of supporting equestrian use with the added benefit of a purpose built manège that would benefit from some improvement.

Wilden is no more than seven miles from Bedford's town centre and accessed by one of the least busy roads, the B660 Kimbolton Road, that leads in to Bedford's town centre where extensive recreational, educational and shopping can be found including Bedford's mainline railway station with regular services to London's St Pancras and beyond.

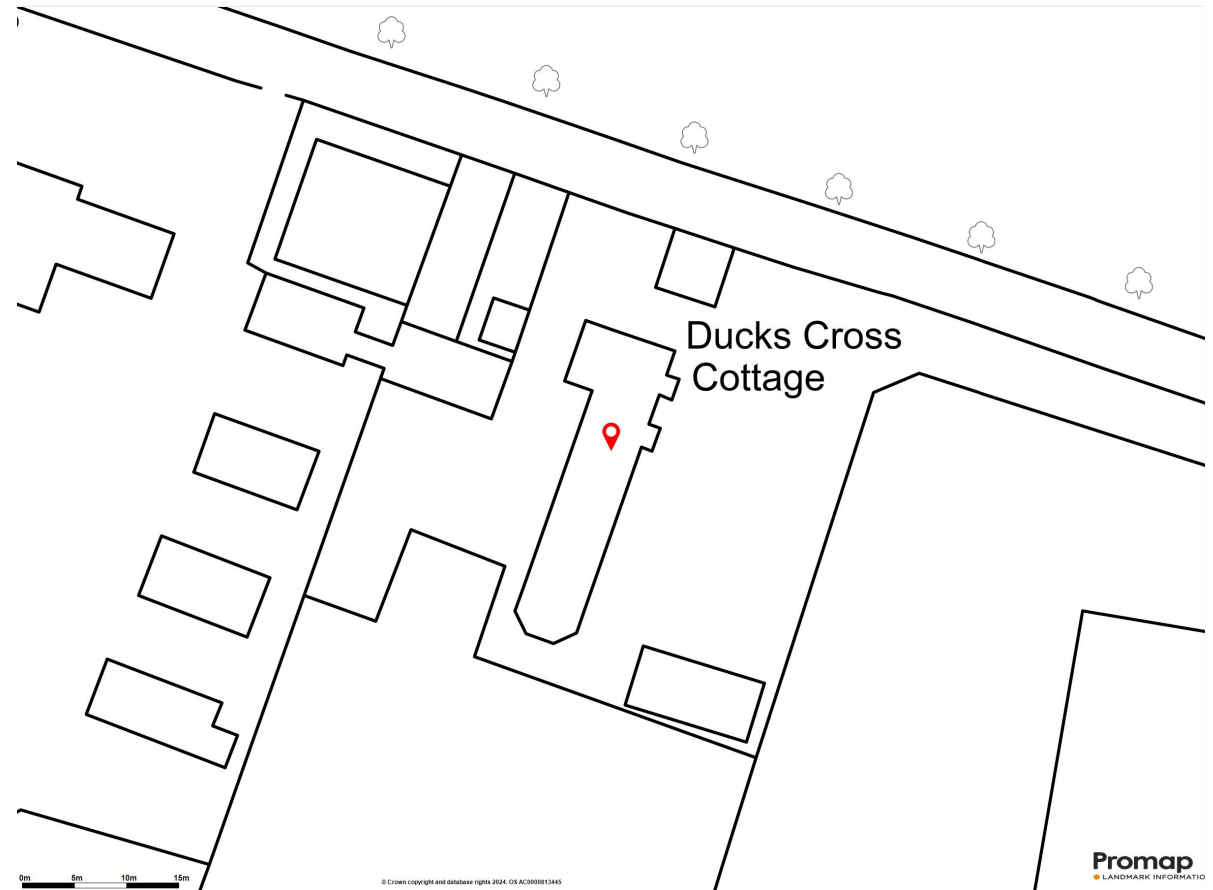
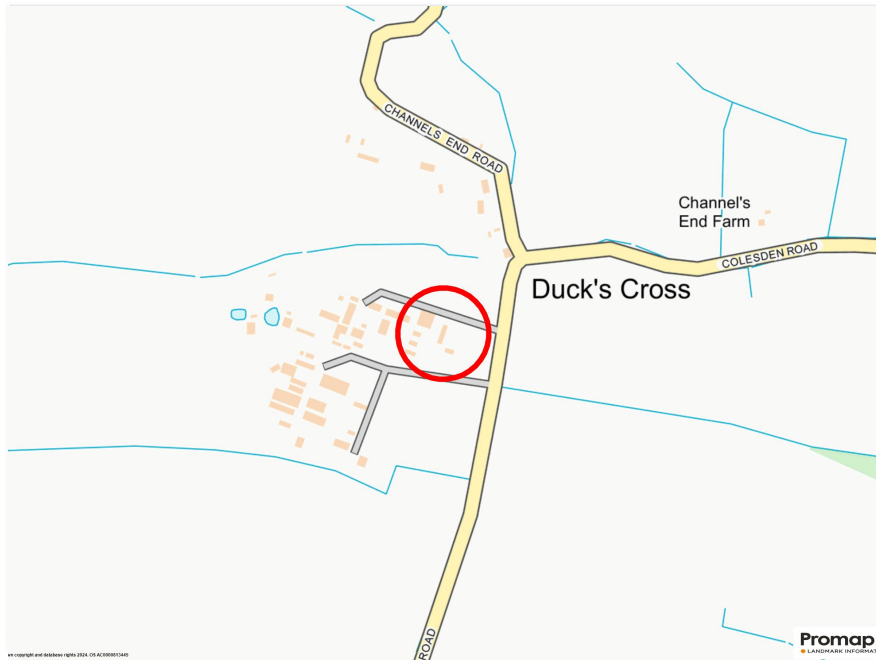
Wilden itself is a small largely undeveloped village with its own Primary School, church, Baptist chapel and village hall. On the edge of the village is the very popular Pells farm shop where a variety of fresh food and consumables can be found.







Bedford Railway Station 8 miles • Milton Keynes Station 25 miles • A1 Black Cat Roundabout 4 miles • M1 Junction 13 19 miles • Luton Airport 30 miles • Stansted Airport 46 miles • London 58 miles



Colesden Road, Wilden, Bedford, MK44

Approximate Area = 3243 sq ft / 301.2 sq m (Includes Annexe)

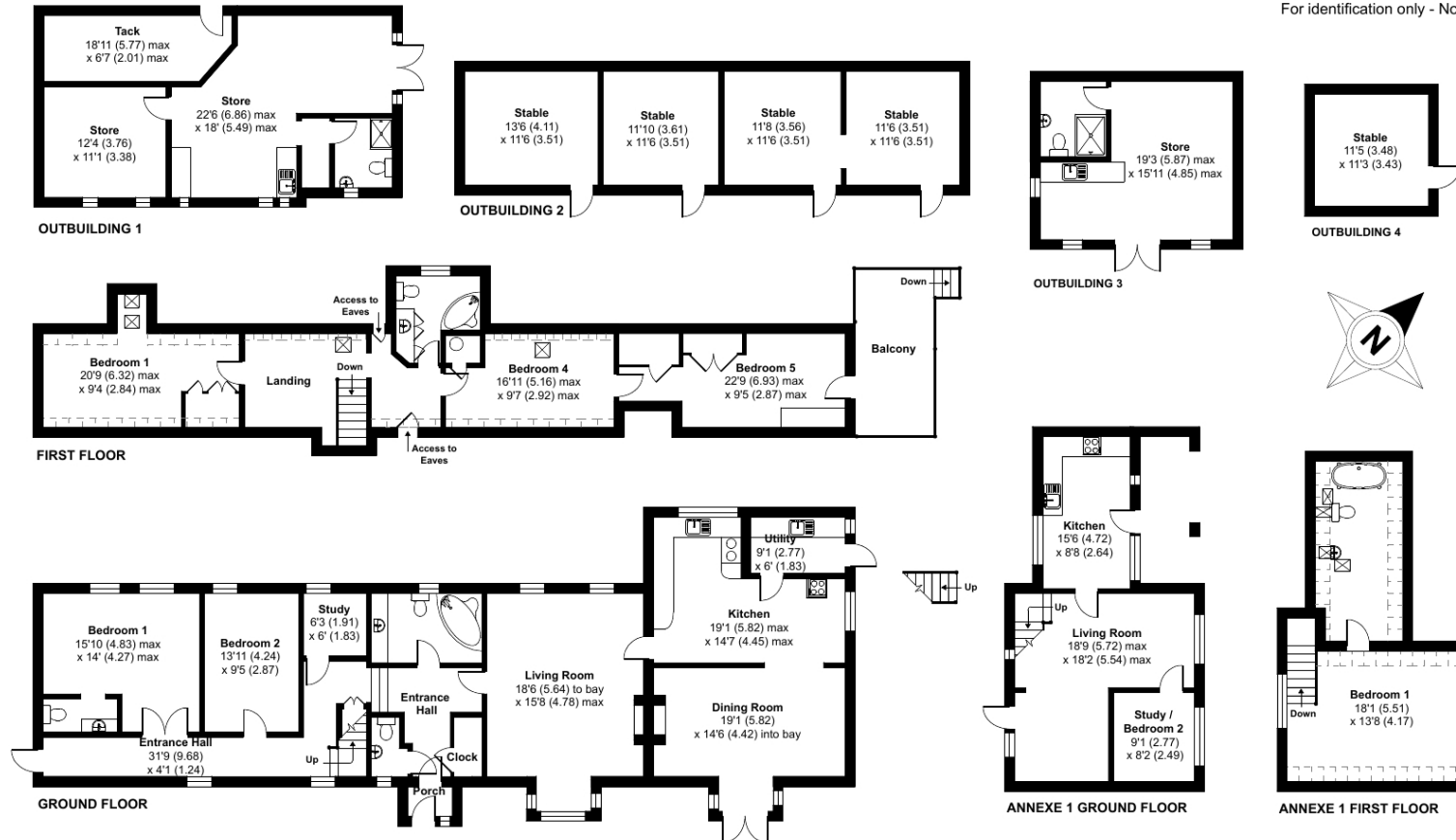
Limited Use Area(s) = 199 sq ft / 18.4 sq m

Outbuildings = 1669 sq ft / 155 sq m

Total = 5111 sq ft / 474.8 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lane & Holmes. REF: 1108336



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