



Brook Cottage, Robins Folly, Thurleigh, Bedford, MK44 2EQ







Brook Cottage
Robins Folly
Thurleigh
Bedford
MK44 2EQ

OIEO £900,000

Character quintessential
country retreat, on a 0.6 acre
plot

- Character property in a rural setting
- Private 0.6 acre plot with heated pool
- Dating back 300 years, with lots of charm
- Nearly 3,000 sq ft of versatile accommodation
- Contemporary kitchen/breakfast room
- Spacious lounge with fireplace and bi-folds
- Office and snug with annex potential
- Primary bedroom with balcony and en suite
- Gated multi-car driveway, double carport
- Close to Bedford and St Neots (11 miles)



- Council Tax Band G
- Energy Efficiency Rating D



This character property is a quintessential country retreat, set on a private 0.6 acre plot, subject to survey, with a swimming pool and located amongst fields in a quiet yet connected North Bedfordshire village.

Accommodation

Dating back 300 years in parts, Brook Cottage presents lots of charm, with fireplaces and flagstone floors and a bright yet cosy feel. The thatch was replaced two years ago, the flat roof shortly after, the kitchen and bathrooms are relatively new and there's double glazing and underfloor heating in the living room and the bathrooms.

Extensions have enlarged the home from a small cottage to a substantial family home of around 2,800 square feet. The ground floor is versatile, currently office and snug one end, lounge and dining the other, with the kitchen/breakfast area in the centre. The breakfast area is great for daily meals, the dining room is more formal, while the lounge has an indoor-outdoor flow for summertime and surround sound and a projector screen for film nights.

The kitchen is contemporary, with white gloss units, matt white Corian worktops, integrated appliances including a dishwasher, microwave and wine fridge, and space for an AGA and a fridge/freezer. The cloakroom has a utility cupboard for further appliances.

There's self-contained annexe potential, affording independent living or an Airbnb. The office was once bedrooms, the cloakroom has space for a shower and the snug once had a kitchen area, so this would convert well. The loft above the office is boarded for storage.





The first floor has four bedrooms. The primary has ample storage, a Juliet balcony for outlooks over the garden and field behind, plus an en suite with waterfall shower and jacuzzi bath. Bedroom three is ideal for guests, adjacent to the shower room, and tucked to one side.

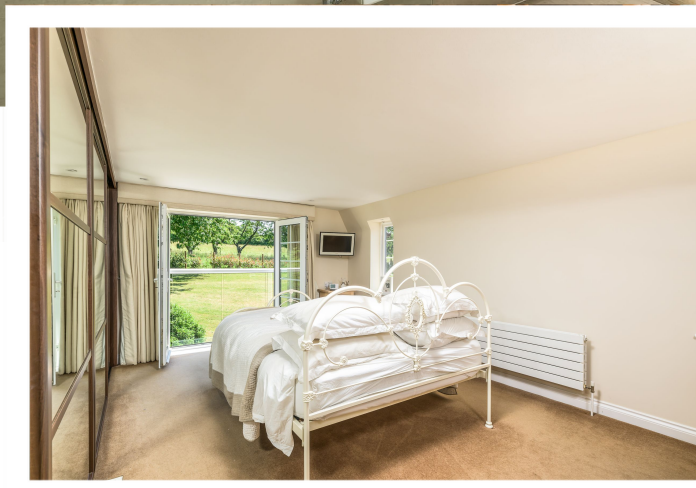
Outside

Brook Cottage sits in around 0.6 acres, both facing and backing onto fields. To the side of the plot is a multi-car driveway, securely behind an electric gate. There's also a double carport with power, as well as an oil tank enclosure.

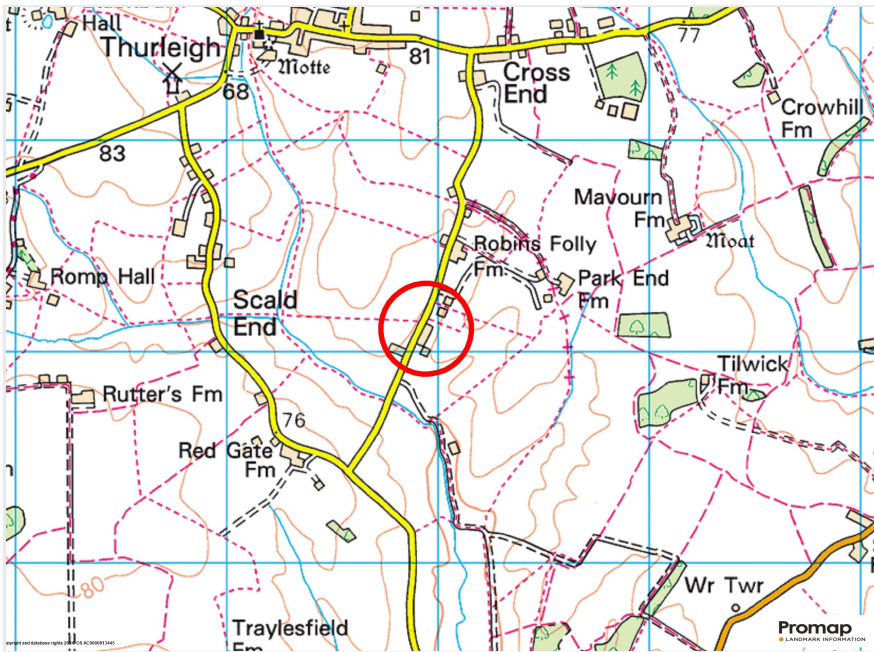
The garden is mostly lawned, with extensive lower-level terracing and a raised seating area. This is a special garden in all seasons, with outdoor lighting for enjoying into the evenings. There are mature trees including cherry and willow, a copse in the corner and the boundaries are lined with hedgerows. The swimming pool is heated via an air source heat pump and has a swim generator. An oil fired boiler serves the property central heating.

Location

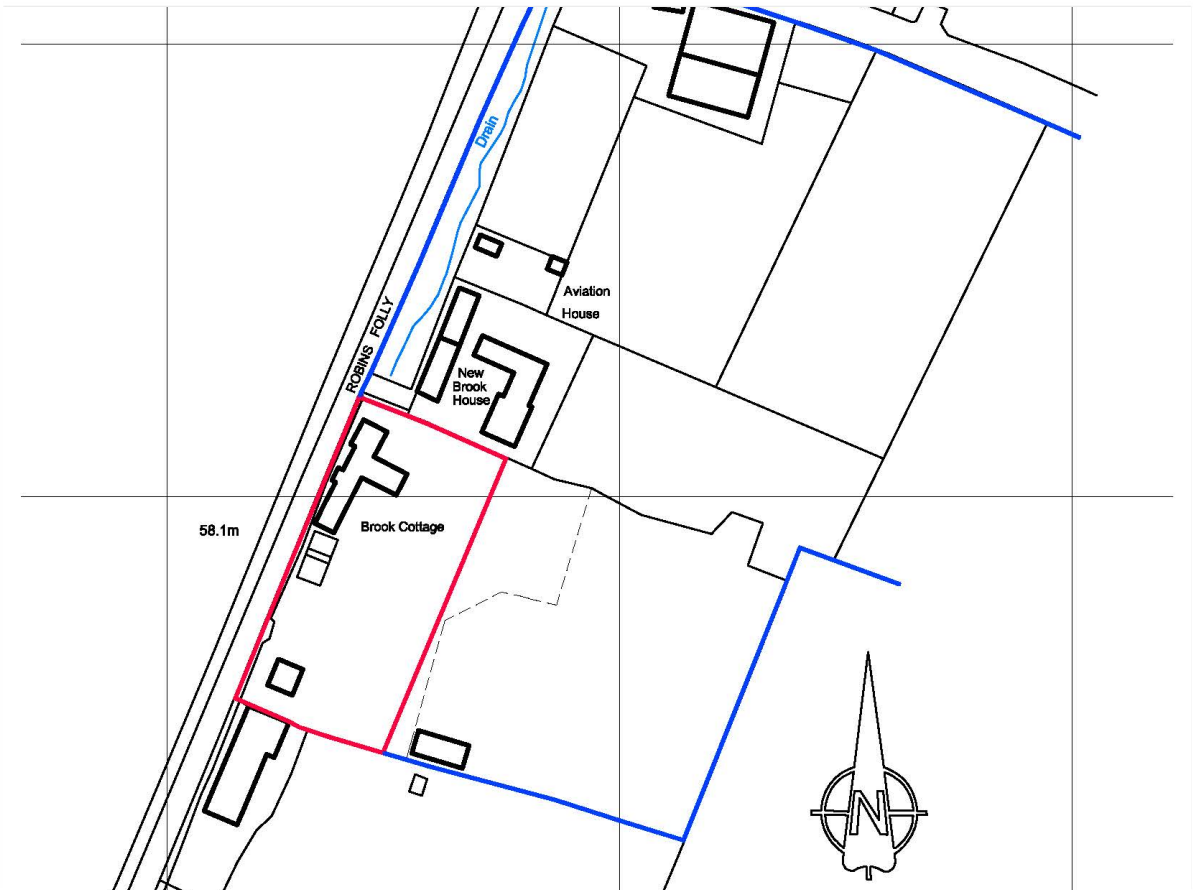
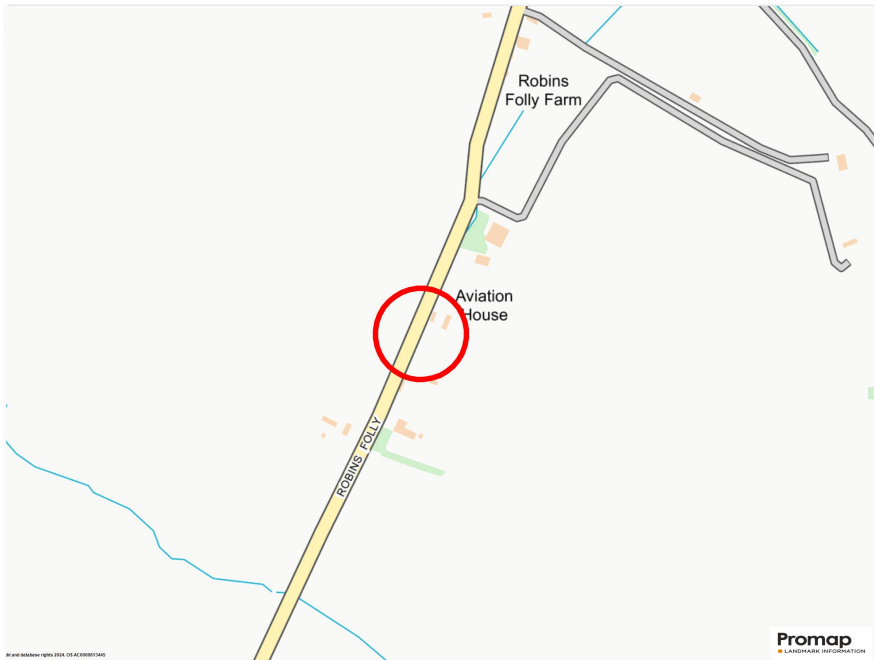
Thurleigh offers a semi-rural setting, surrounded by countryside, with footpaths and bridlepaths aplenty. The village has a family-friendly sports and social club, popular sports teams and a Primary School and nursery. Ravensden and Sharnbrook have more amenities, Sharnbrook Academy is the nearest secondary school, and Kimbolton School and the Harpur Trust are in close proximity, with bus routes from Thurleigh.

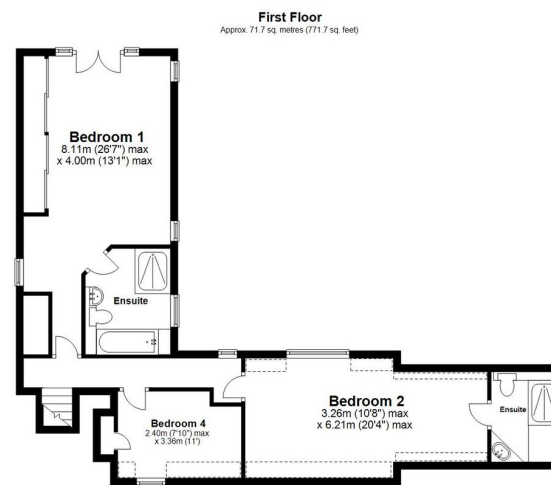
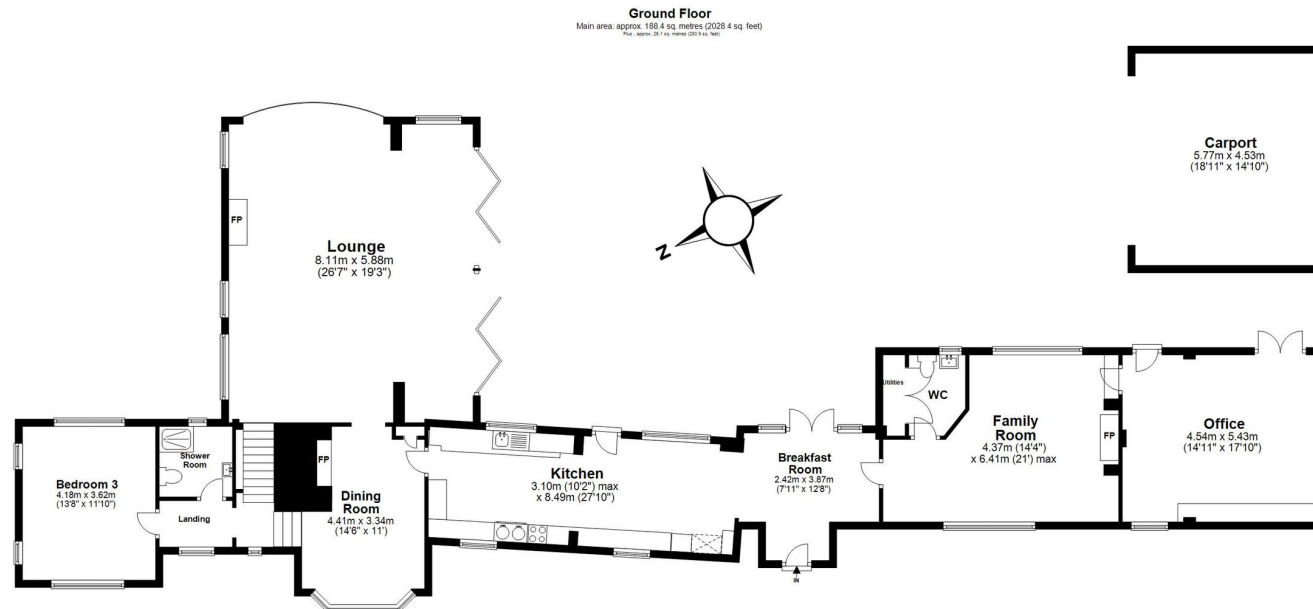






Bedford Railway Station 6 miles • Milton Keynes Station 25 miles • A1 Black Cat Roundabout 9 miles • M1 Junction 13 19 miles • Luton Airport 37 miles • Stansted Airport 51 miles • London 63 miles





Main area: Approx. 260.1 sq. metres (2800.1 sq. feet)
Plus approx. 26.1 sq. metres (280.9 sq. feet)

Every attempt has been made to ensure the accuracy of this floorplan, however no responsibility is taken for any errors, omissions or mis-measurements. This plan is for illustrative purposes and is a guideline only, and should be used as such by any prospective purchaser.
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