



Lock Cottage, Ford Lane, Roxton, Bedfordshire MK44 3EN











Lock Cottage  
Ford Lane  
Roxton  
Bedfordshire  
MK44 3EN

Price £1,850,000

Former lock keeper's cottage  
situated on approximately 28  
acres...

Updated and improved over the last two  
years

Open-plan space, separate lounge and  
office

Four/five bedrooms, en suite and family  
bathroom

Approximately 28 acres, with extensive  
river frontage

Field, plus two lakes with commercial  
opportunity

Outbuilding, garaging, 600m-long  
driveway

Meticulously maintained by the current  
owners



- Council Tax Band G
- Energy Efficiency Rating E





### The Property

A former lock keeper's cottage built in 1846, this fabulous residence is a far cry from its more humble beginnings. The current owners purchased Lock Cottage in early 2022 and have since updated and improved. They replaced the kitchen and bathrooms, installed a new boiler and log burners, and rewired and added Cat 5 cabling. They redecorated in a bold style, blending beautifully with the exposed brick and solid oak woodwork. The open-plan space is a showcase for the home's contemporary-classic aesthetic. The living area features rich navy wall panelling, while the kitchen is fitted in co-ordinating cabinetry with quartz surfacing. All appliances are integrated, most are Bosch, and there's a wide Smeg sink with a filtered water tap. Across the hall are useful utility and boot rooms, with the cloakroom opposite. The accommodation is super bright, with gorgeous views over the grounds from every room. The office has a wide bow window for lots of natural light, and the lounge has arched windows, as well as an arched doorway onto the terrace. Upstairs, bedroom two has a balcony for morning coffee in calm surroundings, and the bathroom has leafy outlooks through the window from the rolltop clawfoot bath. The property has four first-floor bedrooms, and there's a flexible loft room currently used as a dressing room. The principal bedroom is especially large, and its en suite is stunning, with a double walk-in shower, dual sinks, and brushed brass details.

### The Land

Lock Cottage sits on approximately 28 acres and is approached via a 600m-long driveway ending at a large lily pond. The gardens are private, perfect for entertaining, with generous wraparound patios, and an expansive south-





facing lawn that was once the riverbed.

The 'yard' area has garaging and an outbuilding, with plenty of space for cars, boats and ride-on mowers. The orchard to the side has apple, pear and plum trees, and the land has elderflower and blackberry in abundance.

Beyond the gardens is the river, with a bridge over the weir and to the south field. This field is around seven acres, currently let to a farmer for cows. With hundreds of metres of river frontage on offer, access to water is incredible, for paddleboarding and kayaking, wildlife watching, and wonderful walks along the public footpath around the eastern edge. There are also two lakes. The larger (around six acres) is rented to anglers, who have eight pegs for bivvies, over 200 carp to catch, alongside a welfare unit and picnic/barbeque areas. The smaller (around one acre) is set up as a glamping site, with all the facilities for a family-friendly stay. There's real commercial opportunity here, and income potential can be provided upon request.

### **The Location**

Lock Cottage is about a mile from the centre of the village. Roxton has a primary school, playing fields, a village hall, a garden centre, plus The Royal Oak pub with Little Acorn Cafe. Neighbouring Great Barford and Sandy have further amenities for everyday needs. Bedford and St Neots are only a 20-minute drive away. St Neots is a bustling market town, while the county town of Bedford has an eclectic mix of food and drink, an array of entertainment, as well as the Harpur Trust schools.

There are family days out on the doorstep, such as Shuttleworth, Woburn Safari Park, Wrest Park and the Wimpole Estate, and there are sports and equestrian facilities nearby.









Bedford Railway Station 10 miles • St Neots 7 miles • A1 Black Cat Roundabout 2 miles • M1 Junction 13 20 miles • Luton Airport 30 miles • Stansted Airport 49 miles • London 56 miles

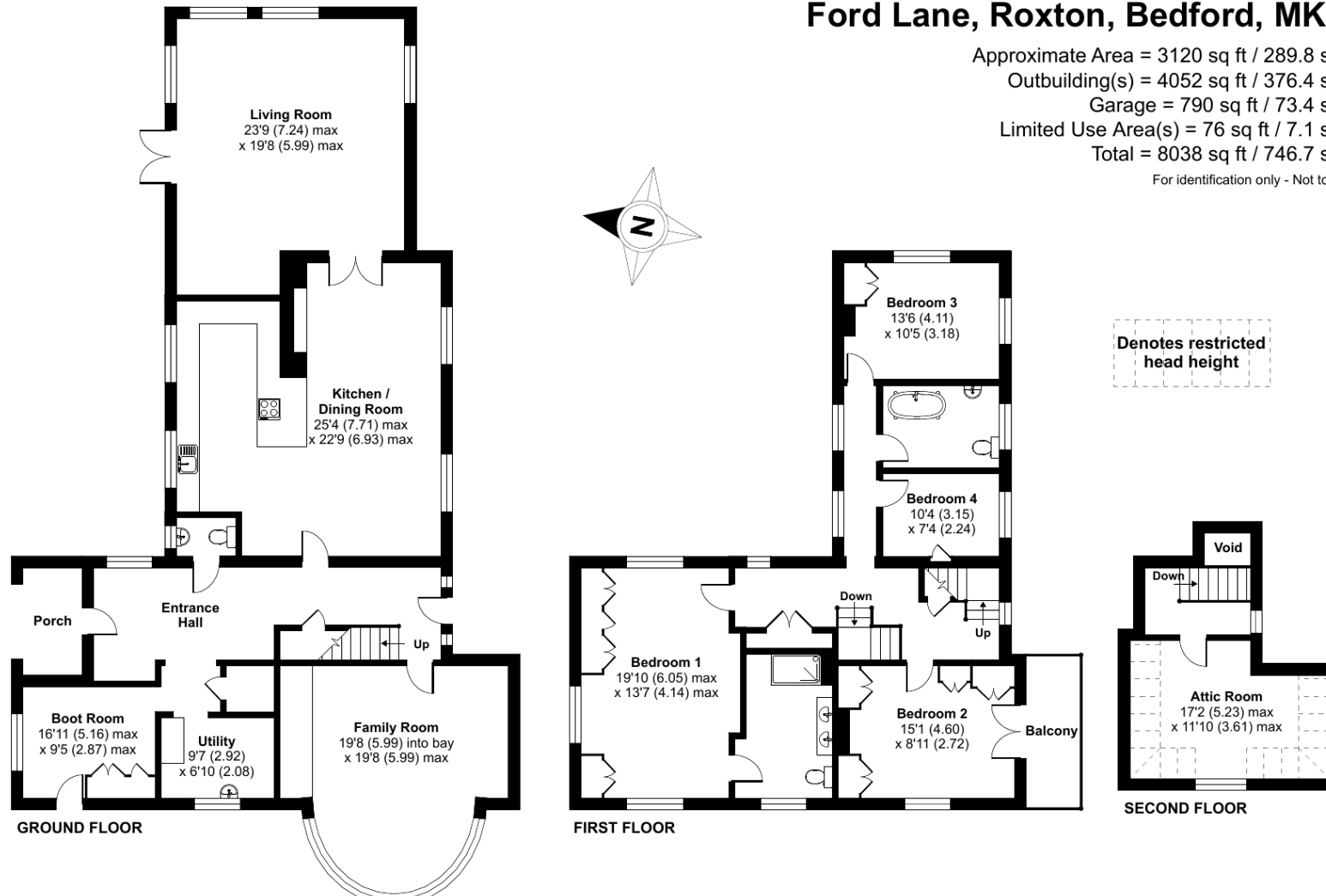




# Ford Lane, Roxton, Bedford, MK44

Approximate Area = 3120 sq ft / 289.8 sq m  
 Outbuilding(s) = 4052 sq ft / 376.4 sq m  
 Garage = 790 sq ft / 73.4 sq m  
 Limited Use Area(s) = 76 sq ft / 7.1 sq m  
 Total = 8038 sq ft / 746.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lane & Holmes. REF: 1178966



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