



2 Crew Yard Barn, Begwary Lane, Begwary, Bedford, MK44 2NX











## 2 Crew Yard Barn, Begwary Lane, Begwary, Bedford

Price £795,000

Stunning barn conversion in  
a rural setting...

Newly converted single storey barn

Cloakroom & utility room

Living room

Open plan kitchen/dining room

Four bedrooms

Two bath/shower rooms

Ample parking

Large plot

Open views

Freehold



- Council Tax Band TBC
- Energy Efficiency Rating TBC



This former agricultural barn has been newly converted to a high standard by a bespoke local developer. "The Crew Yard" now offers two stunning homes which are set within a rural location with spectacular views over open farmland.

Each property is accessed via its own electric five bar gate.

Whilst being in the countryside, St Neots, a popular riverside market town, has extensive facilities and both it and its mainline railway station are only around six miles away from the property. (Bedford station and its town centre facilities are around nine miles away as an alternative). The new A428 to Caxton Gibbet project is well underway, which will in turn mean that Cambridge, the A1 and the M11 can be accessed more quickly and efficiently than ever before.

To appreciate the outlook which this single storey property offers, it most certainly has to be viewed.

The kitchen/dining room is superbly positioned to appreciate the views, with two sets of bi-folding doors suiting the room perfectly. The kitchen includes integrated Bosch appliances, contemporary units with quartz worktops, an island/breakfast bar and wood effect LVT flooring. Whilst the kitchen could be used for day to day living, there is also a dual aspect living room with patio doors creating a good size separate reception room.







There are four bedrooms, or three and a study if preferred. The master bedroom has a dressing area and an en suite shower room and there is a family bathroom, complete with a separate shower. Bedrooms two and three have fitted wardrobes. The sanitaryware and tiling have been completed to an impressive specification.

The property is double glazed and heating/hot water is provided by an air source heat pump. Other benefits include a cloakroom and a utility room.

Outside, the property sits on a large plot. There is extensive off-road parking to the front. Hard landscaping extends around the property and there is a large rear garden, ready to be turfed. There is also a garden shed.

There is no main drainage to the property - so a private sewage treatment plant is in place. The modest maintenance costs will be shared between the two properties that form part of the development. The property will be sold with a ten year warranty.











Bedford Railway Station 10 miles • Milton  
Keynes Station 30 miles • A1 Black Cat  
Roundabout 3 miles • M1 Junction 13 20 miles •  
Luton Airport 32 miles • Stansted Airport 45  
miles • London 57 miles

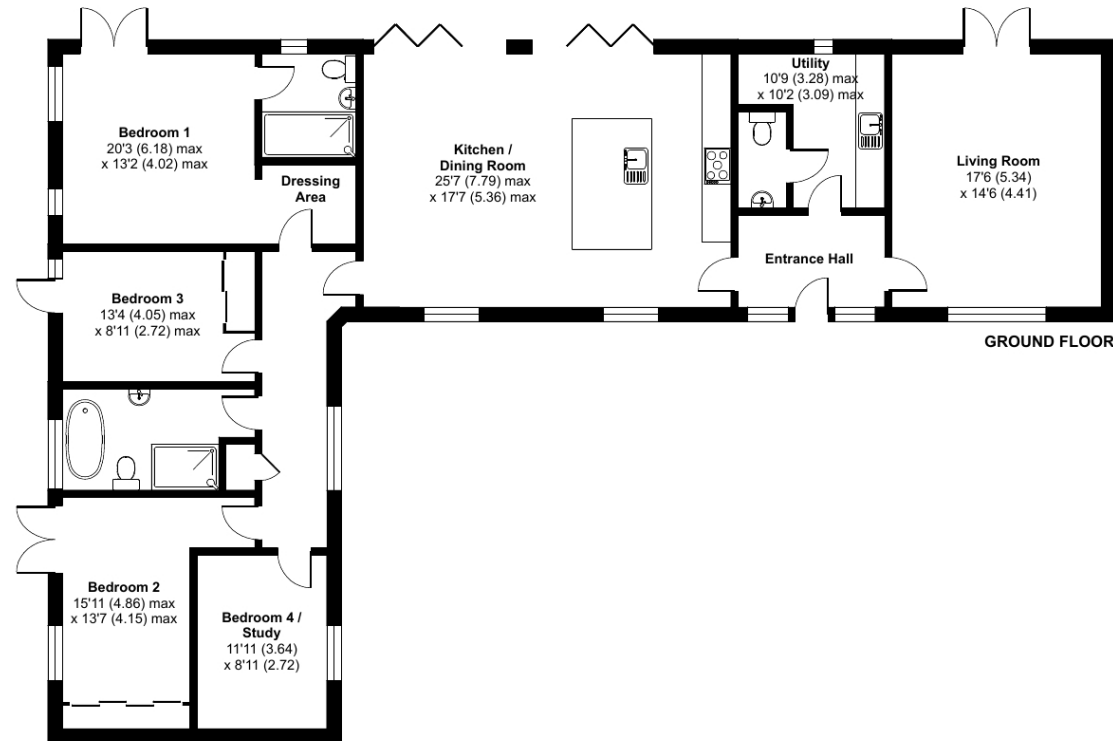




## Crew Yard Barn, Begwary, Bedford, MK44

Approximate Area = 1795 sq ft / 166.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Lane & Holmes. REF: 1288525



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