



Lilac Cottage, 2 Colesden Road, Wilden, Bedfordshire MK44 2QJ





Lilac Cottage
2 Colesden Road
Wilden
Bedfordshire
MK44 2QJ

Price £1,200,000

Rarely available, extended
home with extensive
grounds and buildings...

Rarely available home
Flexible ground floor space
Orangery
Five bedrooms
Two bath/shower rooms
Extensive parking
Five garages
In all, around four acres (sts)
Stables
Rural setting
Freehold



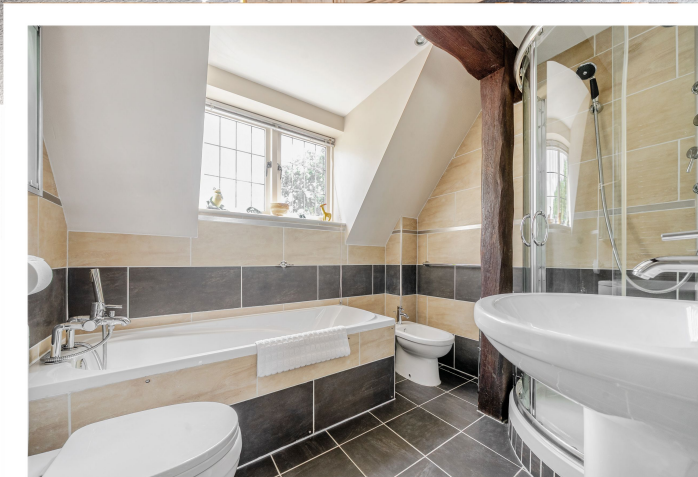
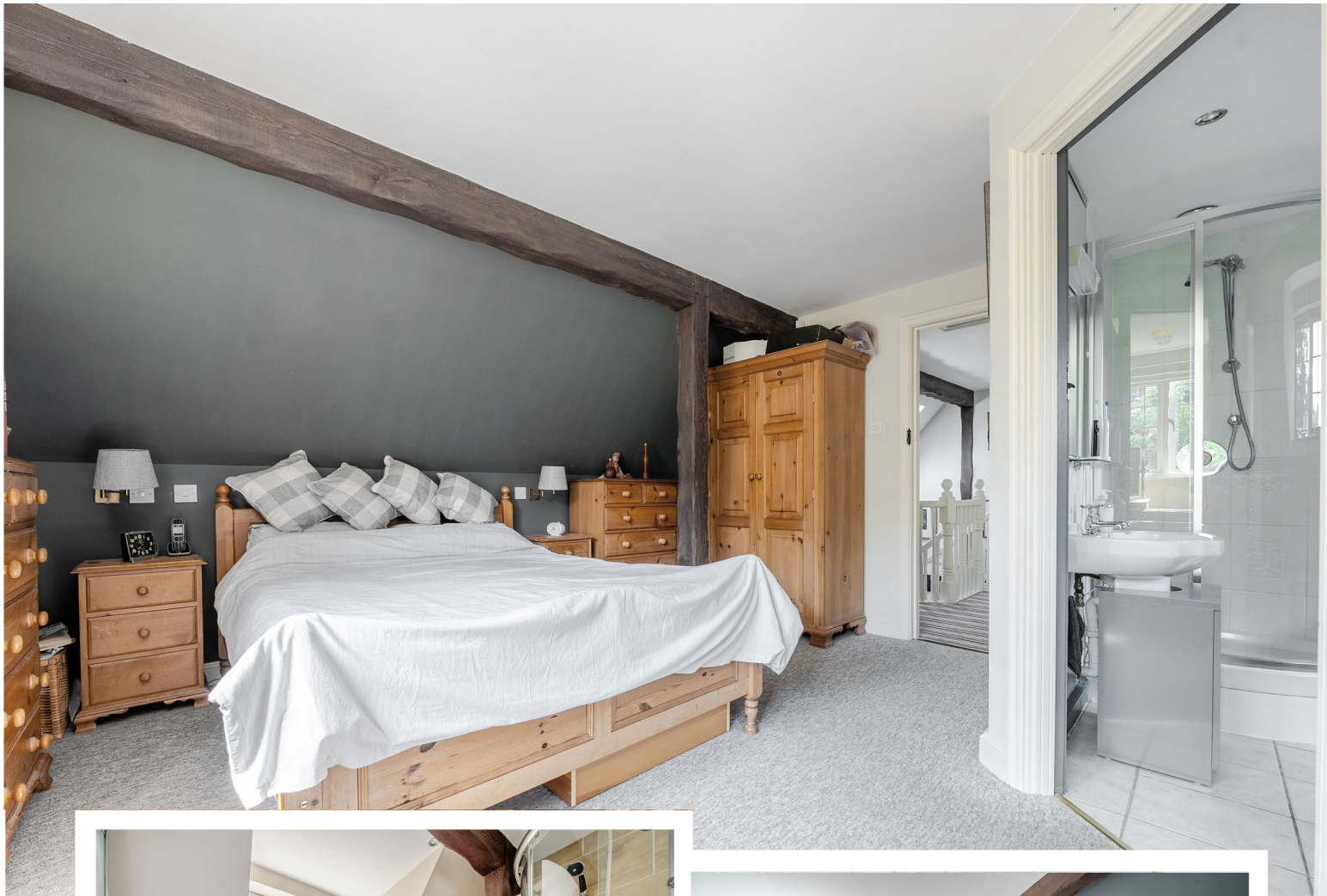
- Council Tax Band F
- Energy Efficiency Rating D



Lane & Holmes are delighted to bring to the market for the first time in 47 years, "Lilac Cottage" which offers very well presented and maintained accommodation, with a range of stables, land and garaging. The house sits on a plot of around 2.1 acres (sts) and is made up of garden and paddocks with an additional paddock of around 1.9 acres (sts) approximately 0.5 miles away on the opposite side of the road and adjacent to number 15 Colesden Road.

Lilac Cottage was originally a Grade II listed, 17th Century thatched cottage but was substantially rebuilt and extended in the 1980s and further extended about 10 years ago by the current owners. It was delisted in the 2000s. There is a combination of character features plus those of a Pottin Timber build, which is the newer part of the house. Features include beams, exposed brickwork, timber stud walls and wooden floors. There are three open fireplaces and the inglenook in the lounge features a cast iron wood burning stove.

The ground floor accommodation is flexible and could be used in a variety of ways. The formal living room is particularly spacious. There are two rooms utilised as home offices, but these could equally be used as reception spaces, hobbies' rooms, family rooms or similar. The kitchen is fitted to an exacting specification and includes grey/green handleless units, granite worktops and integrated appliances. The hob unit is gas via a bottled gas system and an optional electrical supply is provided. Directly from the kitchen, a large orangery has been constructed which provides a very appealing feature. Measuring "19'11 x "14'4, it is a considerable space with a large ceiling lantern and bi-folding doors. This area makes for the perfect space to enjoy an



enviable outlook over the gardens. It has radiator heating as part of the bi-fuel heating system.

Also on the ground floor there is a utility room, a large boot room, a cloakroom and the central heating plant/control room.

On the first floor, the master bedroom has an en suite bathroom with shower. There are four further bedrooms and an additional bathroom with a further shower. The first floor is accessed via two staircases and all bedrooms have independent access.

The property has a large array of solar panels. The heating and hot water system is connected to an air source heat pump, which is supported by an oil fired boiler.

Lilac Cottage will appeal to those with an interest in outside space. There is extensive off road parking and garaging for five cars, over two buildings. There are two stable blocks accommodating up to 6 horses and a feed store, offering direct access to the paddock area of around 1.7 acres (sts) which offers perfect space for those wishing to keep horses or other animals. Formal gardens and lawned areas wrap around the property and there is a wide range of mature shrubs, plants and trees, including fruit trees and bushes.

The garages and outbuildings have power and light laid on and the larger garage features a bespoke inspection pit with power and light and a large storage area over. This could (STP) be converted to provide further accommodation. Additionally there is electric car charging installed and a power connector for a motorhome or caravan. The nearby paddock is provided with an independent water supply.





Bedford Railway Station 7 miles • Milton Keynes
Station 27 miles • A1 Black Cat Roundabout 5
miles • M1 Junction 13 17 miles • Luton Airport
29 miles • Stansted Airport 46 miles • London
58 miles



Colesden Road, Wilden, Bedford, MK44

Approximate Area = 2805 sq ft / 260.5 sq m

Outbuilding = 1004 sq ft / 93.2 sq m

Garage = 727 sq ft / 67.5 sq m

Total = 4536 sq ft / 421.3 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). © nchecom 2025. Produced for Lane & Holmes. REF: 1305523



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