



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

**Lane &  
HOLMES**

Est. 1985





Lilac Cottage  
2 Colesden Road  
Wilden  
Bedfordshire  
MK44 2QJ

Offers Over £1,000,000

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

Rarely available home

Annex potential

Orangery

Five bedrooms

Two bath/shower rooms

Extensive parking

Five garages

In all, around 2.1 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.

For those with energy efficiency in mind, 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. The system is intelligent and switches from heat pump to oil when the temperature falls below 5 degrees C and the heat pump less efficient.

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 Potton 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 French 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.

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 a 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.

This very well presented home offers so much both inside and out. There is no chain, so a quick completion is available.







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). ©nichicom 2025. Produced for Lane & Holmes. REF: 1305523

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