



Colesden Lodge Cottage, Colesden, Bedford, MK44 3DA





Colesden Lodge Cottage
Colesden
Bedford
MK44 3DA

Price £995,000

Impressive country residence
on c.2.25 acres with
equestrian facilities...

Impressive equestrian property built in
the mid-1800s

Updated and extended, with character
features

Refitted contemporary kitchen
connected to living/dining space

Three receptions, conservatory and
garden room

Five double bedrooms, primary with en
suite plus brand new master bathroom

In all, approximately 2.25 acres (subject
to measured survey)

Private south-facing garden with pond

Outbuildings, sound-proofed studio,
equestrian facilities and manège.

- Council Tax Band D
- Energy Efficiency Rating E





Colesden Lodge Cottage is an impressive residence on a circa.2.25-acre plot. There are equestrian facilities, outbuildings and the opportunity for a smallholding. Featuring extensive grounds and versatile features, this property presents an exceptional opportunity to experience refined country living and tranquil seclusion while retaining convenient access to contemporary amenities.

Accommodation

Colesden Lodge Cottage was built in the mid-1800s and has been updated over time to suit modern life. Character features in keeping with its origins include exposed beams and bricks and wood and stone floors, while the style is contemporary with trendy touches. The extended accommodation has spaces that flow into each other for that sociable feel, plus separate areas for relaxing, playing and working.

The kitchen is connected to a living/dining space. These areas are the heart of the home; kids can do homework at the table, parents can keep watch while cooking, and everyone can sit together to eat. The newly fitted kitchen has a farmhouse vibe with a modern twist and a lovely open fireplace. Ample cabinetry and a movable island are topped with stainless-steel surfacing, and gaps are available for appliances. The living/dining space is constructed from oak, with bi-fold doors to bring the outdoors in.

The substantial lounge is next to the kitchen, and to the other side of the house are further reception rooms, away from activity in the main living areas, but just a few steps across an inner courtyard. There's also a utility room and a cloakroom downstairs.





Upstairs are five bedrooms, all doubles. If not needed for sleeping, those secluded on the top floor are ideal for working or working out. The primary bedroom has a dressing room and an en suite shower room, and the brand new four-piece family bathroom has an oversized shower and a rolltop tub.

The outbuilding is currently a music room and storage, but this extra accommodation has flexibility for a multitude of uses, perhaps a gym, an art studio or business premises.

Outside

The plot combines a garden, newly fenced livestock fields and several outbuildings.

The south-facing garden is lawned, with a large pond that attracts an array of wildlife. The frontage is gravelled for low maintenance.

There's plenty of secure parking on the driveway behind electric gates, as well as in the triple garage.

The extensive equestrian facilities include stables, a tack room and stores, plus paddocks and a manège.

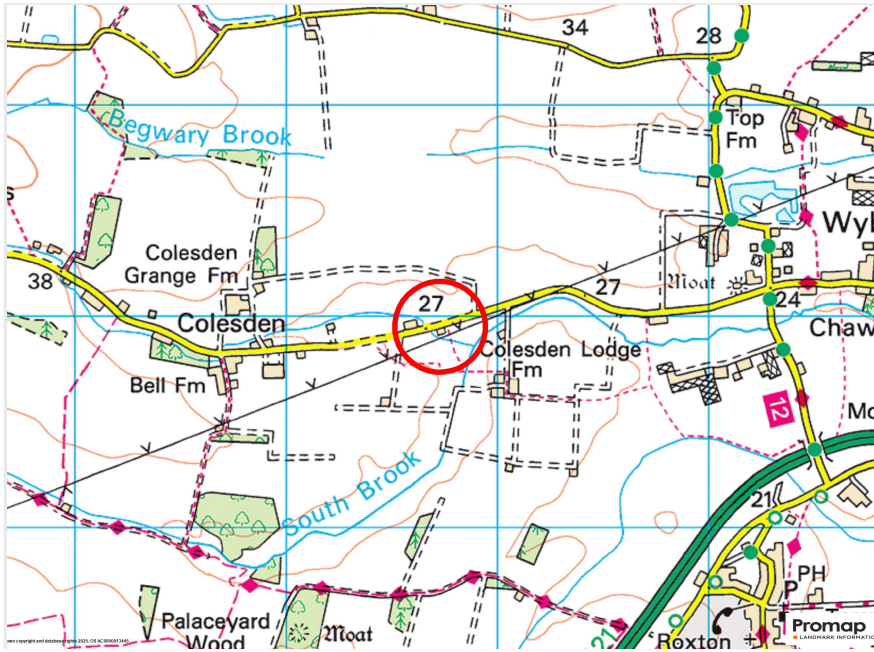
Area

Colesden Lodge Cottage's setting is particularly private. It's surrounded by open fields, and the nearest neighbours are a farm behind and a handful of houses 100m from the front door.

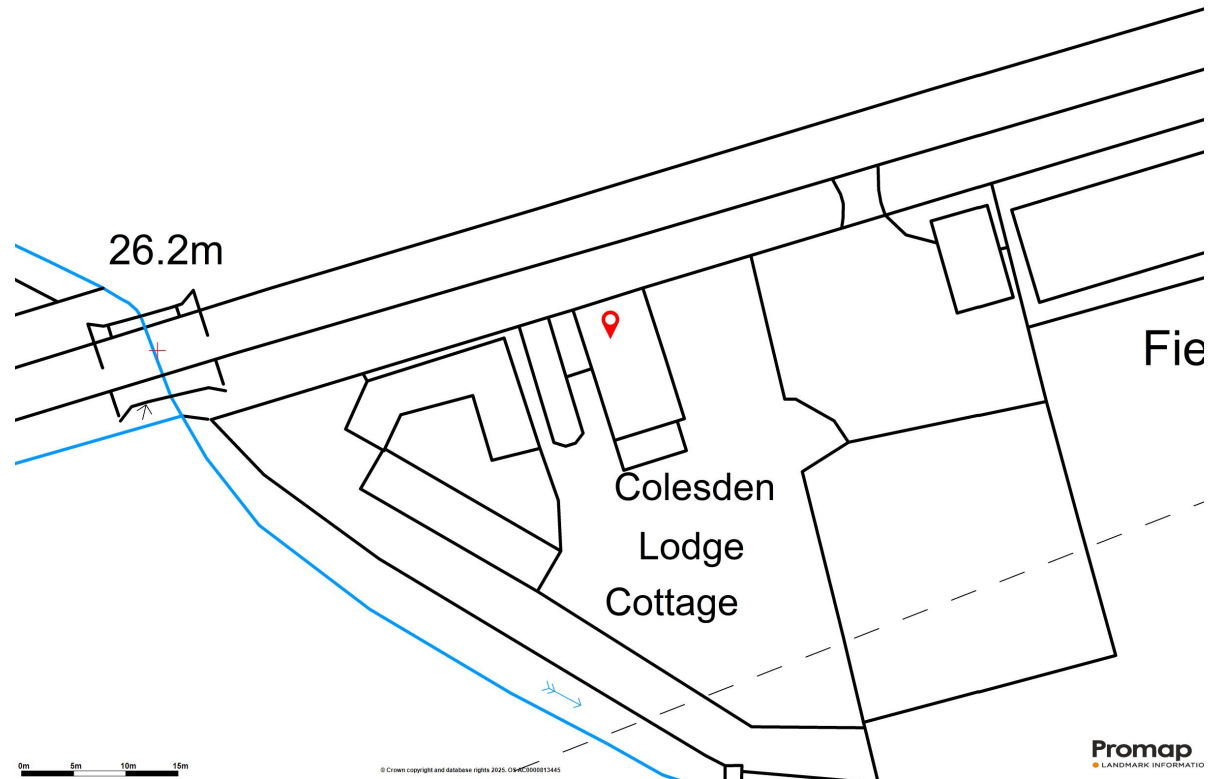
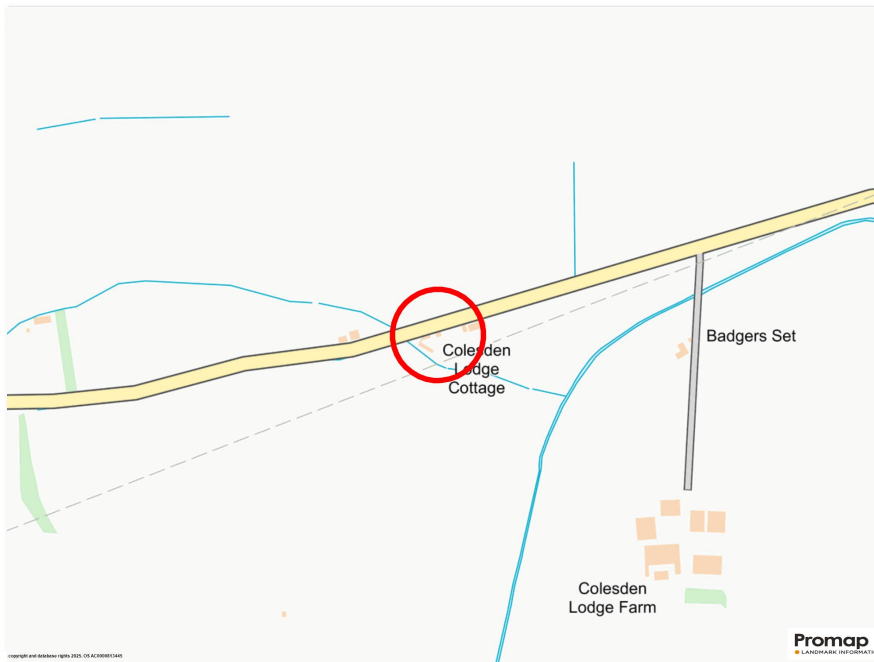
Colesden is a rural location, yet within easy reach of major roads and mainline stations. Trains into London take as little as 40 minutes from St Neots or Bedford. Both stations are an easy drive from the address. The M25 is under an hour away via the A1(M) or the M1. Milton Keynes and Cambridge city centres are around 40 minutes away too.







Bedford Railway Station 9 miles • Milton Keynes Station 29 miles • A1 Black Cat Roundabout 6 miles • M1 Junction 13 19 miles • Luton Airport 30 miles • Stansted Airport 45 miles • London 57 miles



Colesden, Bedford, MK44

Approximate Area = 2709 sq ft / 251.7 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Garage = 405 sq ft / 37.6 sq m

Outbuilding(s) = 1527 sq ft / 141.9 sq m

Total = 4667 sq ft / 433.6 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). © nitchecom 2025. Produced for Lane & Holmes. REF: 1327997

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