



Sackville Lodge Farm, The Drive, High Street, Riseley, MK44 1BS





Sackville Lodge Farm
The Drive
High Street
Riseley
MK44 1BS

Guide £1,400,000

Rarely available modern farm house offering large gardens, woodland and up to fifty-three acres...

Land approaching 53 acres

Nearly 5,000 sq. ft farmhouse

Nearly 2,000 sq. ft outbuilding

Area of woodland

Refurbishment opportunity

Income potential from farming

Possibility for a business

Rural Bedfordshire village



- Council Tax Band G
- Energy Efficiency Rating E



Sackville Lodge Farm is a substantial, much extended modern former farmhouse sitting in a plot approaching fifty-three acres (sts). Much of the land is currently let on an annual tenancy.

The property is divided into three self-contained units, with combined accommodation of nearly 5,000 square feet, with a large outbuilding nearby.

The central section of the property offers a cloakroom, living room, kitchen/dining room, office, three double bedrooms and two bathrooms.

The adjacent annex offers a living room and a separate dining room, a kitchen, two bedrooms, a shower room and a cloakroom. The annex is currently subject to an Assured Shorthold Tenancy agreement but is offered with vacant possession upon completion.

The 'extension' offers a cloakroom, a study, a kitchen/diner, a living room, five bedrooms, an en suite shower room and a family bathroom. There is also a large integrated carport.

There's work to be done to modernise and upgrade the farmhouse, but the footprint is considerable. There's the possibility, subject to planning permission, to reunite the dwellings to create a quite special family residence.

The site is accessed off Riseley High Street, along a concrete drive. Having approximately fifty-three acres, Sackville Lodge Farm is full of possibility.





Surrounding land is used for farming, paddocks and a storage facility. The areas nearest to the site are home to a family-owned flying club and have been for decades. There is easy access to a great number of bridleways allowing horses to be ridden over large areas without having to travel along roads. The nearly 2,000 square foot outbuilding within Sackville Lodge Farm land has been used most recently as an aircraft hangar, but would also give shelter to cars and machinery.

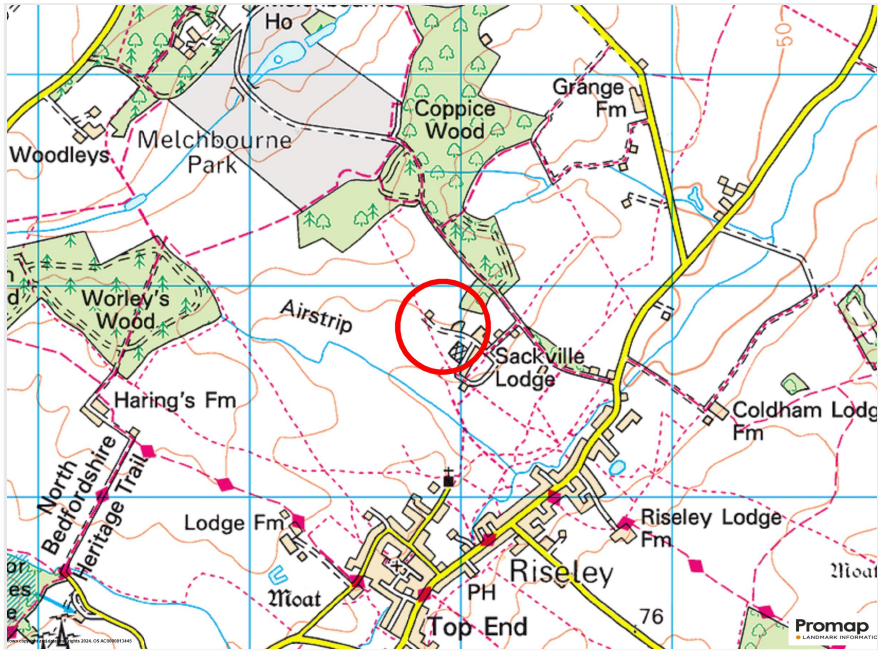
Riseley is a quiet North Bedfordshire village only 10-15 minutes from Kimbolton and 15-20 minutes from Bedford. Kimbolton has a quaint High Street, while Bedford has a bustling centre full of food and drink offerings and family entertainment. Both these historic towns have highly regarded independent schooling (Kimbolton School and the Harpur Trust).

The pretty riverside market town of St Neots is around half an hour away, Rushden Lakes Shopping Centre is around 20 minutes away, and Northampton and Milton Keynes are around 45 minutes away. You can reach Cambridge by road in less than an hour, and London by rail in as little as 40 minutes from Bedford station. For national travel, the village is between the A1 and the M1, and for international travel, Luton airport is closest at an hour away.

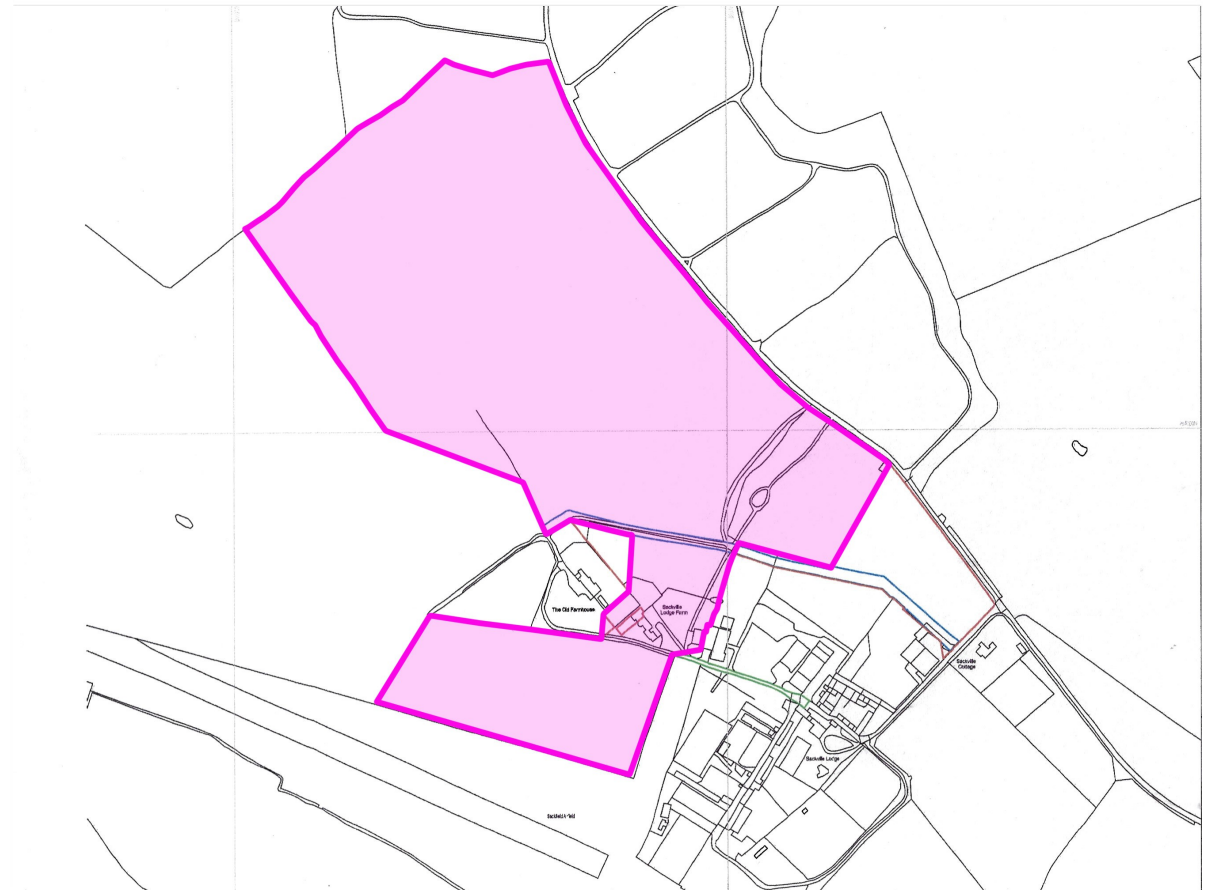
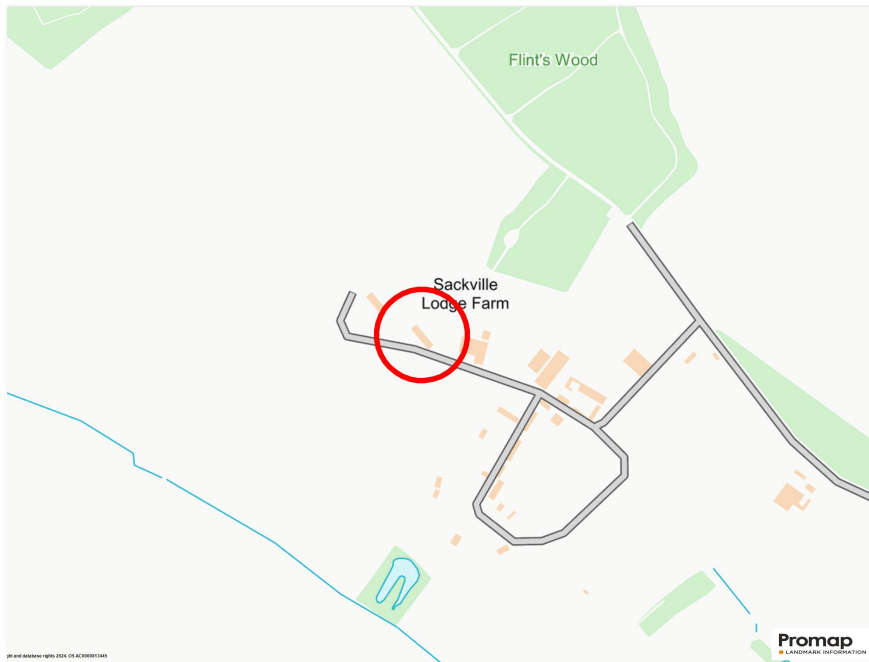
The centre of Riseley has a shop, a village hall, sports clubs and playing fields, The Giddy Goat café and community hub, The Fox & Hounds pub, and an Ofsted 'Good' primary school. The very popular 'The Plough' gastro pub/restaurant is in neighbouring Bolnhurst and there are extensive equestrian facilities in the area including Keysoe International.







Bedford Railway Station 11 miles • Milton Keynes Station 27 miles • A1 Black Cat Roundabout 16 miles • M1 Junction 13 22 miles • Luton Airport 40 miles • Stansted Airport 60 miles • London 68 miles



The Drive, High Street, Riseley, Bedford, MK44

Approximate Area = 4734 sq ft / 439.8 sq m (excludes carport)

Outbuilding = 1888 sq ft / 175.4 sq m

Total = 6622 sq ft / 615.2 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). © nichecom 2023. Produced for Lane & Holmes. REF: 999945

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