



Kennedy
&co.

Horslow Street

Potton

SG19 2NS

Fixed Price of £210,000

Chain Free

Character Cottage

1 Double Bedroom

Recently Redecorated

Walking Distance to all
Local Amenities

Exposed Timber Beams

Log Burner

Original Characteristics
Throughout

Large Brick Outhouse



A characterful one double bedroom timber-framed cottage, believed to date back to 1801, recently redecorated to a high standard and offered with the added benefit of being vacant. This enchanting home retains a wealth of original features, including charming exposed beams and rustic flooring. The cosy lounge boasts a contemporary log burner. The property also offers a lovely cottage style kitchen that leads onto the courtyard and a three-piece bathroom upstairs. The spacious brick outhouse provides fantastic potential for conversion into a home office or guest bedroom. This delightful home is Ideally located within walking distance of all local amenities. Viewing is highly recommended to fully appreciate its unique appeal.

Potton is a historical market town with a strong sense of community. It offers local amenities like shops, cafes, public houses, restaurants, a pharmacy, a dentist, doctors and schooling. Potton is well-connected, with a train stations nearby in Biggleswade and Sandy (just 3 miles away). It is conveniently situated close to the A1(M) and the M11 allowing easy access into larger cities and towns..

PARTICULARS

Georgian style door to:

LOUNGE

11' 4" x 9' 7" (3.45m x 2.92m) Original tiled flooring, log burner, window to the front, electric heater, ornate meter cupboard, original cupboard to side of wood burner, wall lights, B.T point.

KITCHEN

9' 2" x 10' 3" (2.79m x 3.12m) Window to the rear, base and wall mounted units, stainless steel sink, wooden effect worktops, tiled splash back, integrated oven and hob, extractor fan, understairs storage, plumbing for washing machine, down lights, door to the rear

LANDING

Period door to the landing, window to the rear

BEDROOM

10' 2" x 9' 9" (3.1m x 2.97m) Timber beams throughout, window to the front, heater

BATHROOM

Bath with shower over, W.C, sink, tiled splash back to bath, heated towel rail, extractor fan, window to the rear

EXTERNALLY

Patio area with gravel beyond, gated access, large outhouse that has potential to be converted to an office or second bedroom.





COUNCIL TAX BAND

A

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

EPC

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements