



Kennedy & Co.

Old Forge Cottage, Blunham Road,
Moggerhanger

MK44 3RD

£550,000

- Wonderful Grade II Listed Three Bedroom Detached Village Home
- Superb 17ft Sitting Room With Inglenook Fireplace
- Separate 17ft Dining Room
- Modern Fitted Kitchen
- Fantastic 27ft Conservatory/Sun Room
- Wet Room & Cloakroom
- Superb 27ft x 12ft Detached Former Forge Outbuilding
- Ample Parking For Up To 5-6 Vehicles



Old Forge Cottage represents a very rare opportunity to purchase a wonderful Grade II listed three bedroom detached village home, benefitting from surprisingly spacious accommodation including two 17ft reception rooms, plus a wealth of character and charm throughout, occupying a fantastic established plot with delightful wrap around gardens and ample off road parking.

This fine property briefly boasts an entrance hall and two internal hallways, spacious 17ft sitting room with open inglenook fireplace, further 17ft dining room, fantastic 27ft conservatory/sun room, modern fitted kitchen with large pantry, wet room and cloakroom, plus three first floor double bedrooms.

Other benefits include gas to radiator central heating with combination boiler, and a wealth of character and charm throughout.



Externally this fine home benefits from a superb wrap around established garden with delightful mature trees and shrubs, secure off road parking for 3/4 cars or vehicle storage with gate, driveway providing off road parking for a further two vehicles, garage with brick built store, and a superb 27ft x 12ft detached former Forge outbuilding, ideal for working from home or possible conversion to further accommodation.

Early viewings to appreciate this wonderful property are strongly encouraged.

PARTICULARS

Timber split stable style entrance door to:

ENTRANCE HALL

Quarry tiled flooring, timber door to:



DINING ROOM

17' 6" x 8' 6" (5.33m x 2.59m) Window to front elevation, double panel radiator, feature fireplace, quarry tiled flooring, communicating doors to:

INNER HALLWAY

Quarry tiled flooring, communicating doors to:

SITTING ROOM

17' 3" x 10' 4" (5.26m x 3.15m) Dual aspect room, windows to both front and side elevations, two double panel radiators, feature inglenook open fireplace with stone tiled hearth, quarry tiled flooring, exposed beams.

CONSERVATORY/SUN ROOM

27' 2" x 7' (8.28m x 2.13m) Two double glazed windows to rear elevation, double glazed windows to side elevation plus double glazed door to garden, tiled flooring, door to:

RECEPTION HALLWAY

Window to rear elevation, double panel radiator, quarry tiled flooring, stairs rising to first floor, communicating timber doors to:

KITCHEN

10' 7" x 10' 3" (3.23m x 3.12m) Window to front elevation, modern fitted kitchen comprising one bowl stainless steel sink/drain unit with mixer tap over, solid wood work surfaces, range of fitted base units incorporating built in stainless steel double oven, built in stainless steel four burner electric hob, built in washing machine and built in dishwasher with matching doors, stainless steel extractor hood, ideal space for table and chairs, quarry tiled flooring, door to:

PANTRY

Large pantry cupboard, window to side elevation, wall mounted gas combination boiler, quarry tiled flooring.

WET ROOM

Obscure window to side elevation, double panel radiator, fitted two piece suite comprising low level W.C and wash hand basin, open plan shower area with fitted shower over, tiled to all splash areas, vinyl flooring, extractor fan.

CLOAKROOM

Obscure window to side elevation, single panel radiator, fitted two piece suite comprising low level W.C and wash hand basin, quarry tiled flooring.

FIRST FLOOR

LANDING

Generous landing space with windows to both rear and side elevations, double panel radiator, exposed beams, wooden flooring, communicating doors to:

MASTER BEDROOM

14' 4" x 10' 7" (4.37m x 3.23m) (sloping ceilings) Window to side elevation, double panel radiator, two built in double wardrobes, exposed beams.

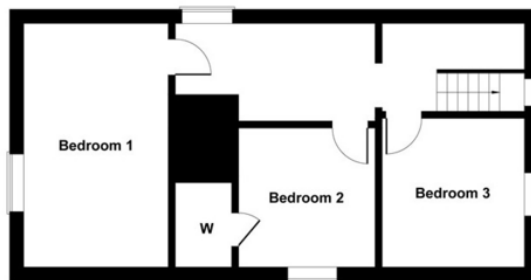
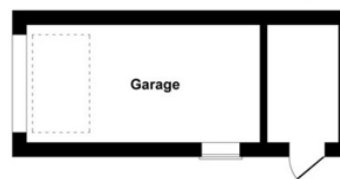
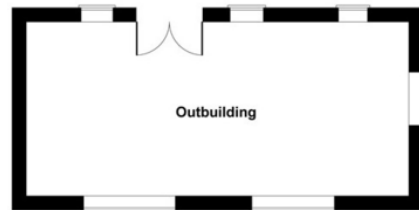
BEDROOM TWO

10' 4" x 10' 3" (3.15m x 3.12m) (sloping ceilings) Window to front elevation, double panel radiator, wooden flooring, exposed beams.

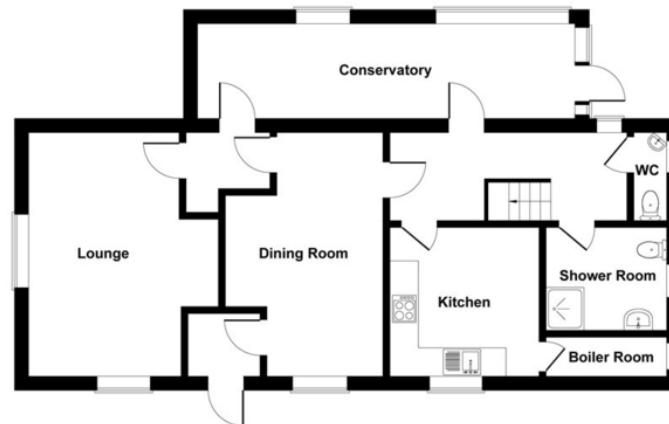
BEDROOM THREE

10' 3" x 9' 9" (3.12m x 2.97m) (sloping ceilings) Window to front elevation, double panel radiator, built in walk in wardrobe, wooden flooring, exposed beams, access to loft space.





FIRST FLOOR



GROUND FLOOR

COUNCIL TAX BAND Tax band E
TENURE Freehold
LOCAL AUTHORITY Central Bedfordshire Council

EXTERNALLY

GARDENS

Stunning very generous wrap around garden with large laid to lawn areas, plus an abundance of very established trees and shrubs, outside tap, gated access to:

PARKING AREA

Enclosed parking area with entrance gates, mainly laid to shingle with mature conifer tree border, providing secure off road parking for 3-4 vehicles, or ideal for caravan/boat storage, personnel doors to:

DETACHED FORGE OUTBUILDING

27' 5" x 12' 8" (8.36m x 3.86m) Detached former Forge outbuilding, two windows to rear elevation, window to side elevation and three windows to front elevation, power and light connected, stone tiled flooring, ideal for working from home or conversion to further accommodation (STPP).

GARAGE

Single garage with power and light connected, further adjoined brick built store to rear.

Driveway in front providing further off road parking for two vehicles.

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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 and 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.