



**“Livius Cottage” 136 Goldington Road,
Bedford MK40 3EA**





A rare opportunity to acquire this attractive, character filled, Grade II listed period home originally dating back to the 1700's ideally located in the heart of the town, a short walk to the Castle Quarter and picturesque Embankment and a mere drop shot from Riverside Tennis Club.

This unique, seven/eight bedroom property with original exposed beams and character features throughout offers incredibly spacious and versatile accommodation of some 3,500 sq. ft and sits on a generous plot of just over a third of an acre. The layout, which incorporates the potential for a separate, self contained annex features a large reception hall and rear hallway, a dual aspect sitting room with a log burner, a large formal dining room which opens into the very spacious and refitted modern kitchen/breakfast room with the excellent walk-in pantry and onto a utility /shower room. The ground floor accommodation continues with a family room/study and the rear kitchen/dining area with an additional lounge/bedroom and a bathroom plus a staircase to the huge, triple aspect main bedroom with ensuite. The main staircase from the reception hall leads up to the large, impressive landing with its exposed beams and access to six double bedrooms, one with an ensuite and the refitted family shower room.

Externally there is a fully enclosed front garden with gated access to the extremely large, gravelled driveway and parking area for countless vehicles. This leads to a single garage/store and a large, adaptable timber outbuilding offering great potential to convert/upgrade as required (STPP). The rear and side gardens extend to approximately 175 ft in length with generous lawned areas, extensive patio seating plus a further sizeable, enclosed vegetable garden.

A wonderful family home offering great potential and within easy reach of the mainline train station, main bus routes to Cambridge and Oxford, walking distance to the Harpur Trust schools and the many local amenities, viewing is highly recommended.

- * 3,500 Sq Ft
- * Character Features Throughout
- * Annex Potential
- * 7Bedrooms, 5 Bathrooms
- * 4 Large Reception Rooms
- * 1/3 rd of An Acre Plot
- * Extensive Driveway & Parking
- * Large Outbuilding and Garage
- * Flexible Accommodation

FREEHOLD

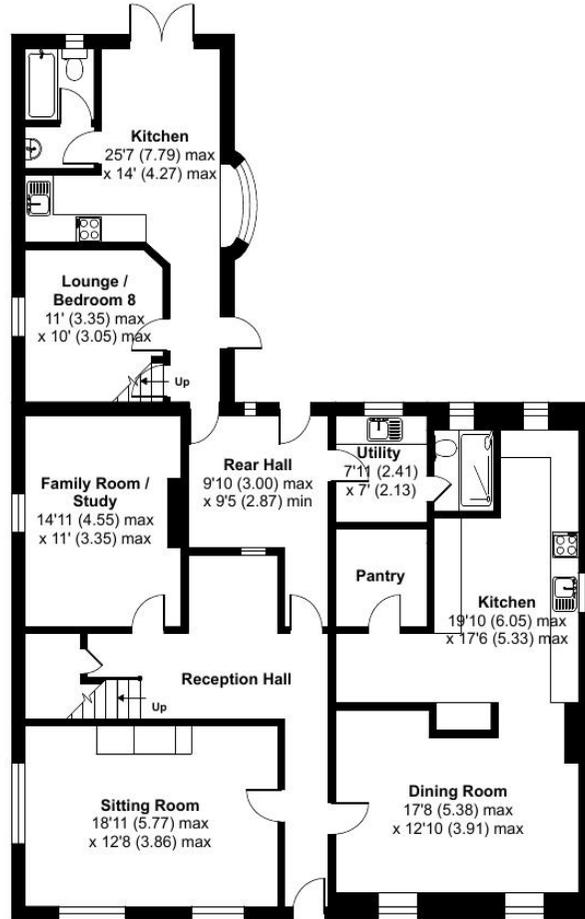


“Hassett House”, Hassett Street, Bedford MK40 1HA

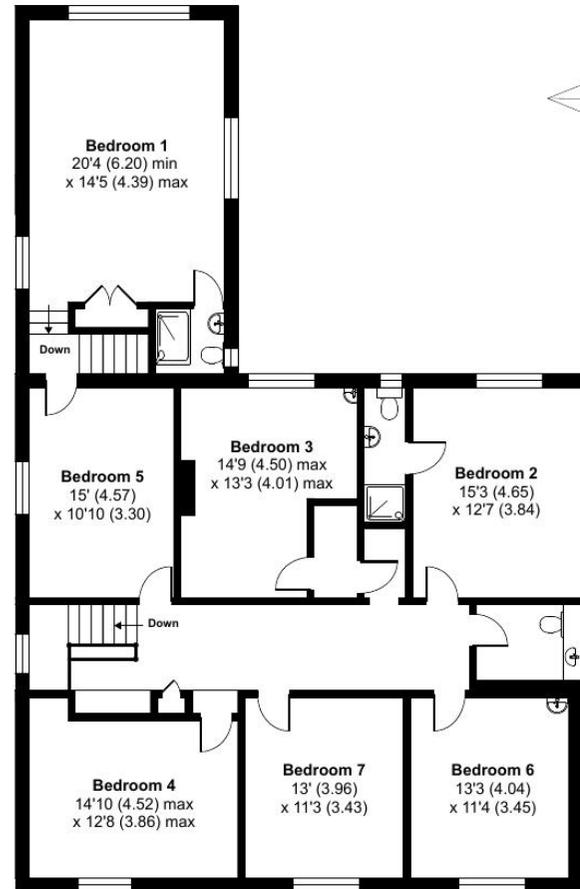
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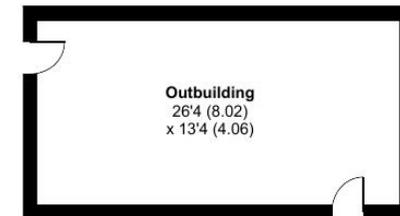
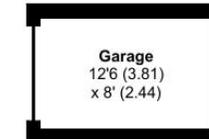
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GROUND FLOOR



FIRST FLOOR



Approximate Area = 3500 sq ft / 325.1 sq m

Garage = 100 sq ft / 9.3 sq m

Outbuilding = 351 sq ft / 32.6 sq m

Total = 3951 sq ft / 367 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). © n̄checom 2023. Produced for Taylor Brightwell. REF: 1042145