



BEASLEY
& PARTNERS

Lydds Hill, Ridgmont

Price: £900,000 Detached







Caymans Cottage is a truly exceptional and individual six-bedroom detached residence, perfectly positioned on the peaceful Lydds Hill in the picturesque village of Ridgmont, Bedfordshire. Rarely available, this charming home is nestled on a virtually traffic-free lane and sits within a captivating 0.30-acre garden — a beautifully landscaped space designed to make the most of the stunning countryside views and breath-taking sunsets. A distinctive property offering tranquillity, space, and character in equal measure.

Arranged across three levels, this highly versatile home benefits from dual entrances, ideal for accommodating multi-generational living. The original cottage retains its charm, featuring character details such as exposed beams, a cosy log burner, and an open fireplace. Contemporary additions blend seamlessly with the old, including a spacious living room with full-width glazed doors that lead onto a sun-soaked terrace, perfectly positioned to enjoy the sweeping countryside views and spectacular sunsets.

Ground Floor

Upon entering from the front garden and driveway, you are welcomed into a hallway that immediately impresses with a feature spiral staircase set against exposed brickwork, leading to the first floor. To the left, a door opens into a spacious double bedroom or versatile office space—ideal as a self-contained annexe—complete with its own en-suite, offering flexible accommodation options.

First Floor

The characterful landing is bathed in natural light from full length windows at both the front and rear. From here, you can access the main living room and a versatile bedroom or games room, benefiting from an en-suite. Flowing seamlessly from the living room is a cosy reception room/snug and a dining room, each exuding a warm and inviting ambiance. Character features include beamed ceiling, with the snug showcasing a traditional open fireplace, while the dining room offers a fireplace with inset electric fire. From the dining room, stairs rise to the second floor, where additional bedrooms and a family bathroom await.



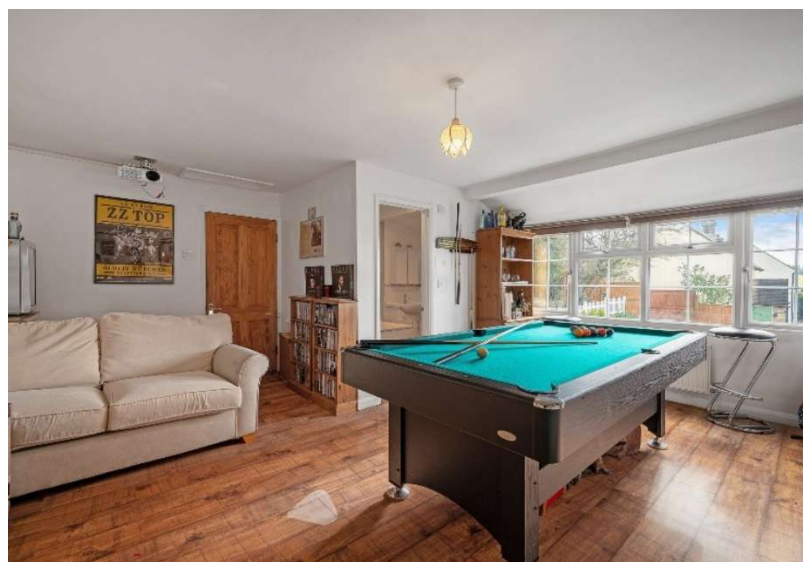
An inner hall provides access to the kitchen, laundry room, and a useful walk-in storage/larder cupboard. The kitchen is well-equipped with a generous range of modern base and wall units, complemented by work surfaces and an inset sink unit. An electric range-style cooker is included, along with an integrated dishwasher, and there is space for an American style fridge-freezer. Dual aspect windows ensure plenty of natural light, while a stable door opens directly onto the terrace. The adjoining laundry room offers additional practicality with fitted storage cupboards and space for both a washing machine and tumble dryer.

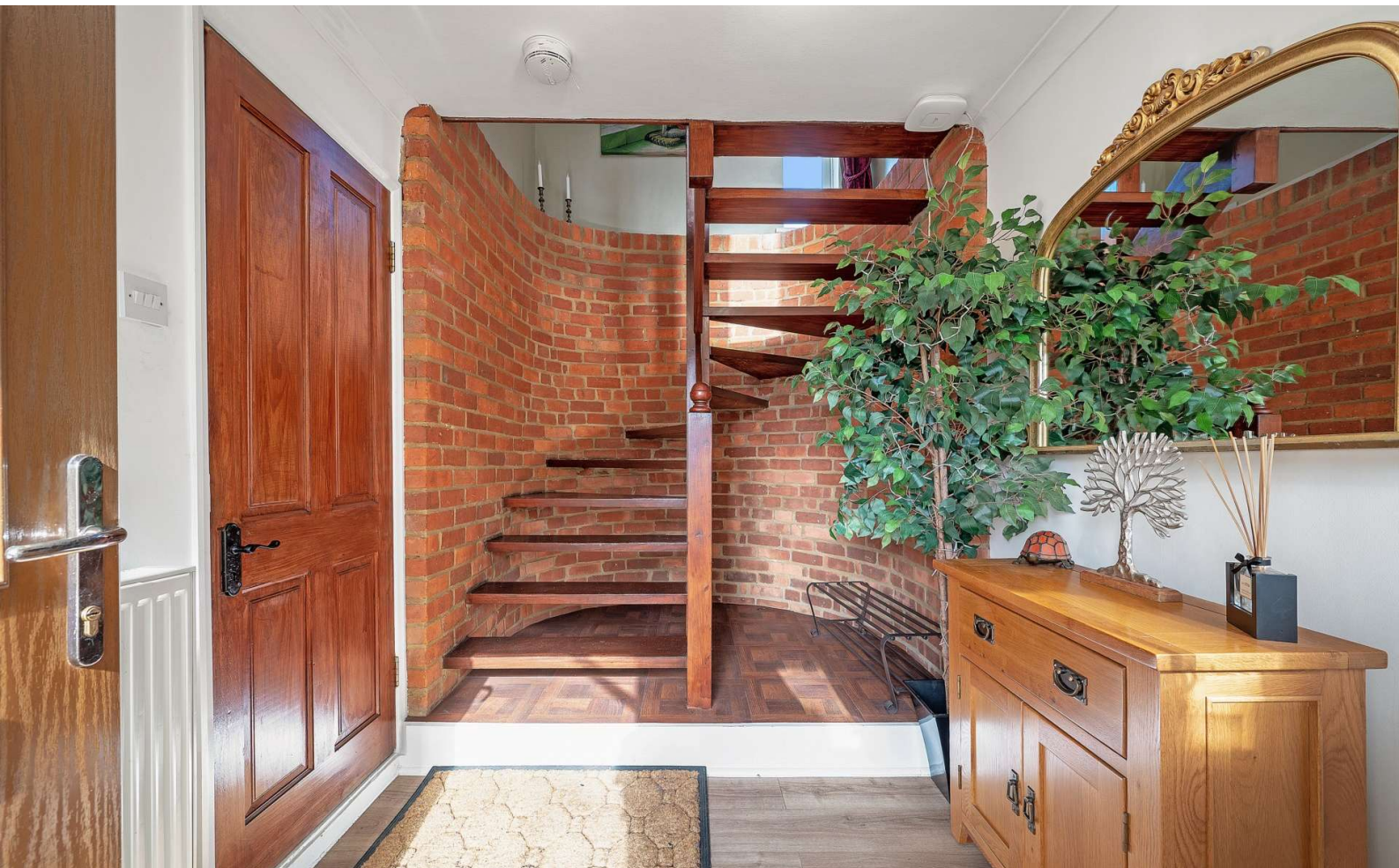
Second Floor

The second-floor landing provides access to the remaining bedrooms and the family bathroom. The primary bedroom enjoys a dual aspect, offering picturesque views over the garden and neighbouring paddock land. Three additional bedrooms are all generously sized, each benefiting from stunning views, with the third bedroom also enjoying a dual aspect. A modern family bathroom, fitted with a contemporary white suite, completes the accommodation on this floor.

Outside

The standout feature of Caymans Cottage is its stunning hillside garden, thoughtfully landscaped to make the most of its elevated position and far-reaching countryside views. Designed for both relaxation and entertainment, the garden includes a barbecue and outdoor dining area, a secluded spot for a hot tub, a large raised Koi Carp pond complete with an attractive waterfall and an elevated playhouse, while various seating areas provide perfect vantage points for enjoying the sunsets. Winding pathways and timber sleeper steps elegantly link each area, enhancing the garden's natural flow. In addition to level lawned sections, the property benefits from rear vehicular access and generous parking provision — with space for four to five vehicles at the front and further parking to the rear.





AGENTS NOTE

The owners currently rent a paddock of approximately 0.3 acre from the Duke of Bedford/Woburn Estates on an annual licence for £185 – which may be transferable upon application to the estate office.



Nestled on the edge of the prestigious Woburn Abbey Estate, Ridgmont village offers a rare opportunity to experience the ultimate in country living. With its own highly regarded lower school and a range of local shops, restaurants, and public houses in nearby Woburn, this is a place where tradition meets modern convenience. Golf enthusiasts will love the close proximity to the renowned Woburn Golf and Country Club, while those in search of retail therapy will appreciate the extensive shopping options available in nearby Ampthill and the modern City of Milton Keynes which also has a wide range of leisure facilities. For families, the property is located in the catchment area for Eversholt Lower School, and there are excellent transport links with a station at Ridgmont connecting to Bedford and Bletchley,











Ground Floor

Floor 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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