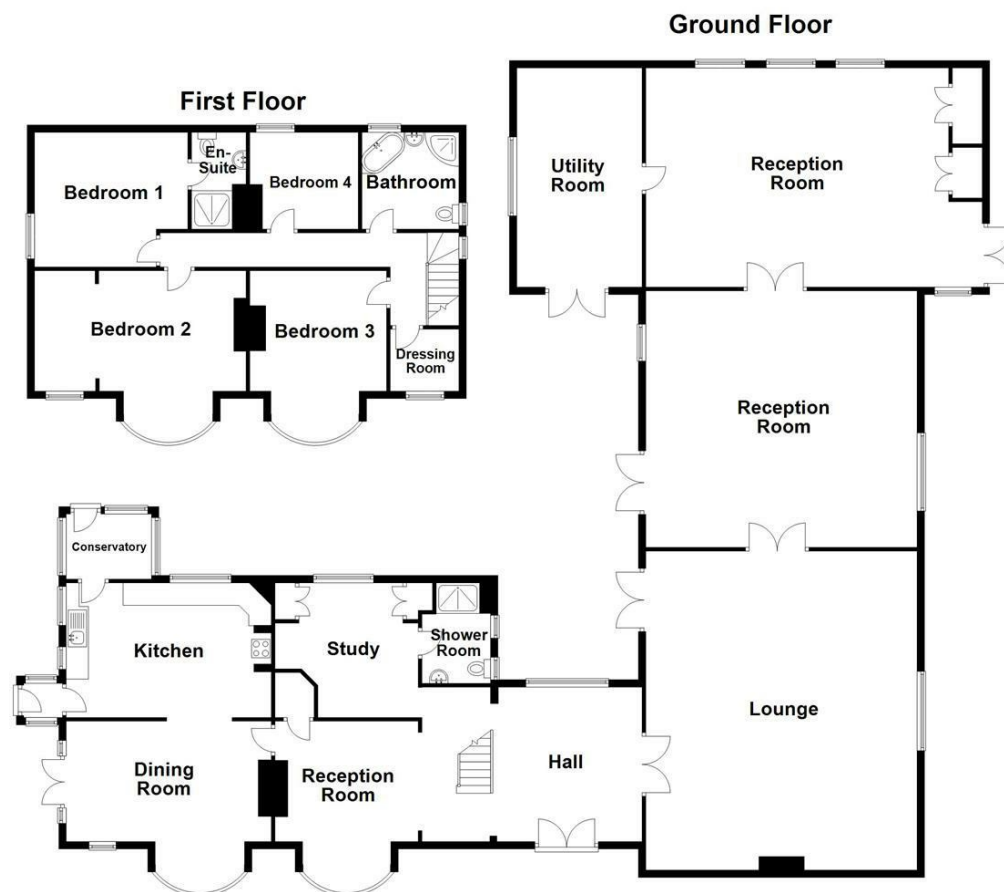




# Temple Cottage Rushden Road, Sharnbrook, Bedford, MK44 1ND



Not to scale. For illustrative purposes only



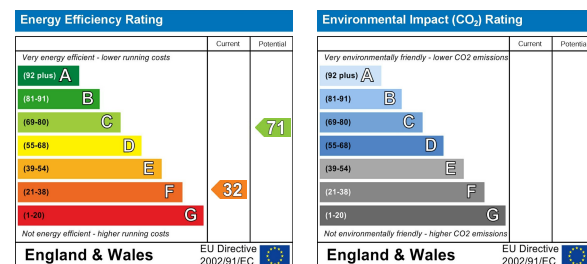
## For Auction, Guide Price £570,000+

**\*\* FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 22ND APRIL 2026 \*\***  
**GUIDE PRICE £570,000 + \*\* VIEWINGS BY APPOINTMENT ONLY \*\*** NEXT VIEWING DATES 08/04/26 5:00 PM TO 6:00 PM, 11/04/26 11:00 AM TO 12:00 PM \*\* & 16/04/26 4.00 PM TO 5.00 PM \*\*

This impressive detached residence, offering over 3,000 sq ft of living space, sits on a plot of approximately three-quarters of an acre in the village of Sharnbrook, just off the A6. The property requires improvement but offers tremendous potential to be transformed into a stunning family home. There is also scope to extend or redevelop into premises such as a Care Home or Children's Nursery, subject to the necessary planning consents. Due to the nature of this opportunity, it is advised to speak to the local council to explore the possible options for this prospect. This is a unique chance to create a standout residence on a sizeable plot, perfectly complementing a home of this calibre.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:  
[auctionhouse.co.uk/bedsandbucks](http://auctionhouse.co.uk/bedsandbucks)

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## POTENTIAL

This property is situated outside the conservation area and, with a plot of approximately 0.73 acres, offers potential for further expansion or the construction of one or more new dwellings. It could also be adapted for alternative residential uses, such as a care home. The plot may also have commercial potential, with the building possibly being fully or partially converted to business use, ranging from a medical clinic to automotive purposes. Please note that all such options would be subject to planning consents and/or the necessary licenses. We strongly recommend that all interested buyers make their own enquiries and carry out full due diligence to assess viability prior to bidding, as we make no guarantees that any of these changes are possible.



## ACCOMODATION

### ENTRANCE HALL/RECEPTION AREA

19'7 x 14'3

### RECEPTION ONE

28'8 x 24'4



### RECEPTION TWO

24'5 x 22'6

### RECEPTION THREE

31'2 x 19'5

### UTILITY ROOM

19'5 x 11'4

### RECEPTION FOUR

14'0 x 12'0

### RECEPTION FIVE/STUDY

12'0 x 11'5

### SHOWER ROOM

### RECEPTION SIX

18'0 x 11'0

### KITCHEN

18'0 x 12'0



### CONSERVATORY

8'10 x 6'0

### LANDING

### BEDROOM ONE

18'2 x 10'0



### BEDROOM TWO

13'8 x 12'2



### EN-SUITE

### BEDROOM THREE

14'4 x 10'1

### BEDROOM FOUR

8'10 x 8'10

### DRESSING ROOM/OFFICE ROOM

5'10 x 5'3

### BATHROOM

9'0 x 8'10

### OUTSIDE

### GARDENS

Features an outstanding size plot of approximately 0.73 acres, with formal lawn areas and matures trees, shrubs and hedges.



### PARKING

Double gated access to front and separate double gated access to side providing access and parking for numerous vehicles

### SERVICES

No appliances or services have been tested

### COUNCIL TAX

Band G, Bedford Council

### PRICE INFORMATION

- Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

### BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

### BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £4800 (£4000 PLUS VAT)

### HOW TO GET THERE

From the M1 south, take Junction 13 and follow the A421 toward Bedford, then join the A6 north toward Sharnbrook. Turn onto Rushden Road in Sharnbrook and follow it to Temple Cottage, MK44 1ND.

**DOISA/0903SA0312**

For further information on viewing call 01908 030127