



3 Hunters Yard

Riseley | Bedford | MK44 1EN



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Guide £850,000

Spacious Five-Bedroom Family Home in an Exclusive Barn-Style Courtyard Development...

Key Features

- Cloakroom
- Living room
- Dining room
- Kitchen/breakfast room
- Utility room
- Study
- Five bedrooms
- Family bathroom & two en suites
- Large garage & EV charging point
- Superb countryside views
- Freehold

- Council Tax Band: G
- Energy Efficiency Rating: C



Accommodation

Situated within an exclusive courtyard of just four distinctive barn-style homes, this impressive five-bedroom family residence was built in 1999 and offers generous, versatile accommodation in one of North Bedfordshire's most desirable villages.

The welcoming entrance hall features a cloakroom with WC and opens through double doors into a spacious reception hall, providing access to the principal living areas and the kitchen/breakfast room.

The beautifully proportioned living and dining rooms are linked by double doors, allowing them to function as either separate or open-plan spaces. Both rooms feature attractive exposed brick fireplaces, with the dining room overlooking the front of the property and the living room enjoying views across the rear garden. Two sets of French doors open directly onto the patio, creating a seamless connection between indoor and outdoor living.

At the heart of the home is the spacious kitchen/breakfast room, fitted with a comprehensive range of quality units, integrated appliances and a striking central island with a wraparound breakfast bar - ideal for family meals and entertaining. French doors lead directly into the garden, while an adjoining utility room provides additional practicality.

A rear hallway leads to a generous study, complete with garden views and its own external door, making it an ideal home office. The substantial integral garage, measuring approximately 18'1" x 16'4", is also accessed from here.





Upstairs, the accommodation is equally impressive. The principal bedroom forms a superb private suite, complete with a walk-in wardrobe, en-suite shower room and ample space for a sitting area, making it equally suited to multi-generational living or an independent space for an older teenager. A second bedroom also benefits from its own en-suite, while the remaining three bedrooms are served by a well-appointed family bathroom featuring both a bath and a separate freestanding shower.

Storage has been thoughtfully incorporated throughout, including extensive eaves storage. The home also benefits from gas-fired central heating supplied by a boiler installed within the last three years, together with double glazing throughout.

Outside, the property offers excellent off-road parking via a generous shingle driveway, part of which is gated for added security. The garage is accessed through twin timber doors, and an electric vehicle charging point is already installed. Side access on both sides of the property leads to the rear garden.

The beautifully landscaped rear garden is a particular highlight, enjoying uninterrupted views across open countryside. A picturesque brook forms the rear boundary, while the lawn is complemented by a variety of mature trees and shrubs. An attractive summer house, complete with power, lighting and an indoor barbecue, provides a unique space for entertaining throughout the year.



Location

Riseley is a peaceful and highly regarded North Bedfordshire village, ideally positioned approximately 10-15 minutes from Kimbolton and 15-20 minutes from Bedford. Kimbolton offers a charming historic High Street, while Bedford provides an excellent selection of shops, restaurants, cafés and leisure facilities. Both towns are home to highly respected independent schools, including Kimbolton School and the Harpur Trust schools.

Surrounded by beautiful countryside, the village offers immediate access to an extensive network of footpaths and bridleways. Local amenities include a village shop, village hall, sports clubs and playing fields, The Giddy Goat Café and Community Hub, The Fox & Hounds public house, and an Ofsted-rated 'Good' primary school, making Riseley an exceptional location for families seeking village life with excellent connections.

Bedford Railway Station • 10 miles
Milton Keynes • 25 miles
A1 Black Cat Roundabout • 14 miles
M1 Junction 13 • 21 miles
Luton Airport • 39 miles
Stansted Airport • 61 miles
London • 68 miles





Hunters Yard, Riseley, Bedford, MK44

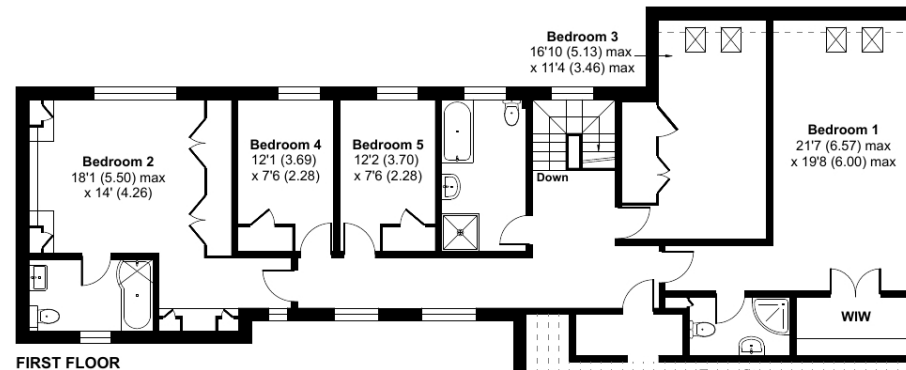
Approximate Area = 2748 sq ft / 255.2 sq m (excludes garage)

Limited Use Area(s) = 193 sq ft / 17.9 sq m

Outbuilding = 87 sq ft / 8 sq m

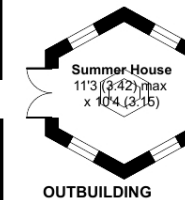
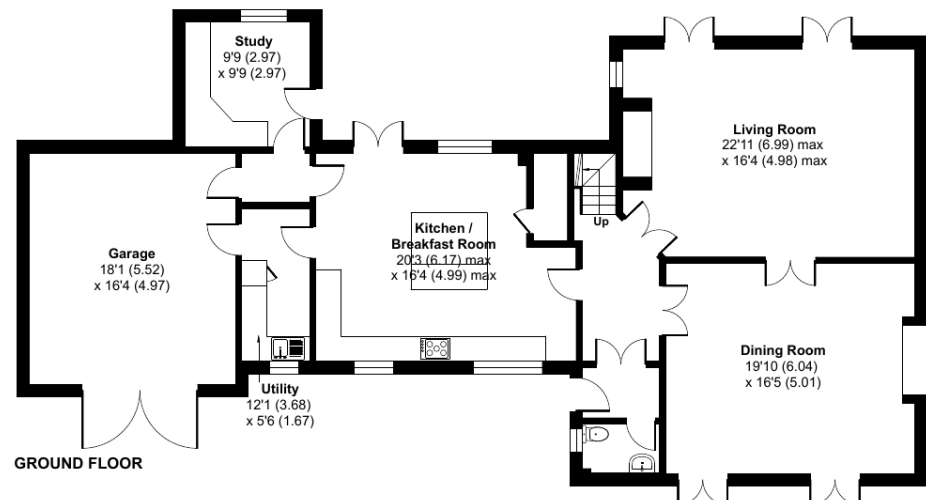
Total = 3028 sq ft / 281.1 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lane & Holmes. REF: 1498594

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