



40 Brook Lane, Harrold, Bedford, MK43 7BW



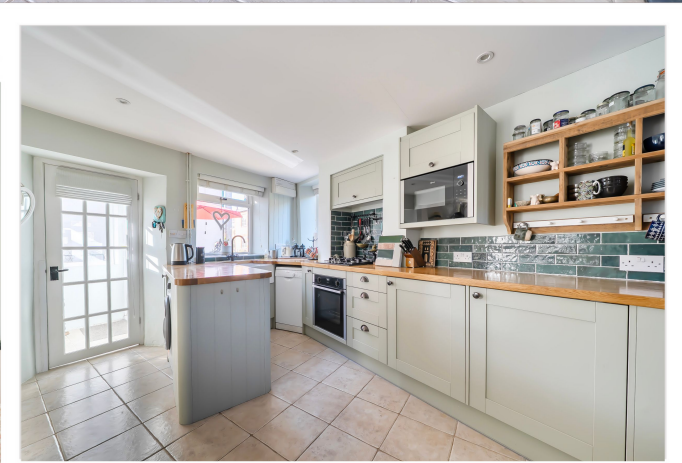
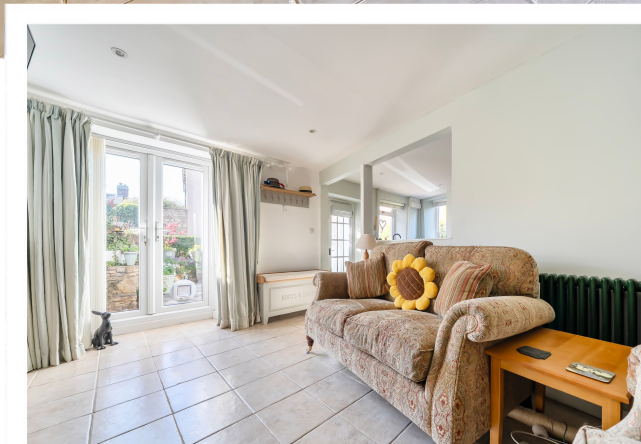
40 Brook Lane
Harrold
Bedford
MK43 7BW

Guide £265,000

Charming two-bedroom end-of-terrace stone cottage in an idyllic village location...

Appealing stone-built cottage
Sought-after village location
Living room with log burner
Fitted kitchen
Two bedrooms
Shower room
South-facing courtyard
End of terrace
Gas central heating
Freehold

- Council Tax Band C
- Energy Efficiency Rating D



With local shops, schools, and a Country Park close by...



Lane and Holmes are delighted to present for sale this attractive stone-built cottage, believed to be built in the early nineteenth century, in the idyllic village location of Harrold.

Entering the property there is a small enclosed porch that opens into the ground-floor living space. The fitted kitchen is equipped with integrated appliances, including a fridge/freezer, oven, and microwave, and offers room for a small dining table. This flows seamlessly into the living room, where a feature fireplace with a log burner creates a cosy feel, and French doors open out to the courtyard garden.

Going upstairs, the original staircase leads to a spacious landing, connecting each of the rooms.

There is a double bedroom, a well-sized shower room, and a further small-double bedroom.

Outside, the low-maintenance south-facing courtyard to the front of the property, currently lined with plants and flowers, is ideal for relaxing and enjoying the sun.

Harrold is a charming village with local shops, schools, and a strong community feel, set among attractive countryside including Harrold-Odell Country Park. It offers a range of recreational facilities and lies within the Sharnbrook Academy catchment. Nearby Bedford provides more extensive shopping, leisure, and schooling options, along with fast rail links to London in around forty minutes.

Bedford Railway Station • 9.5 miles
Milton Keynes • 16 miles
A1 Black Cat Roundabout • 20 miles
M1 Junction 13 • 18 miles
Luton Airport • 35 miles
Stansted Airport • 60 miles
London • 64 miles

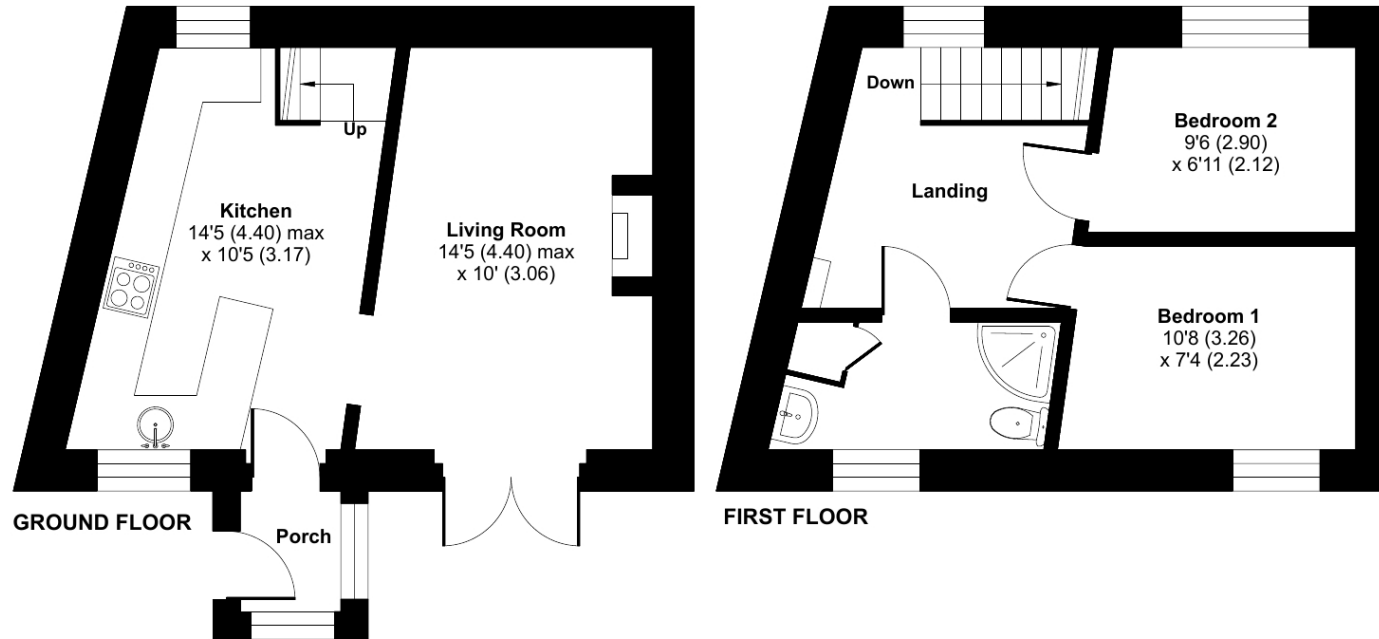




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Approximate Area = 581 sq ft / 53.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Lane & Holmes. REF: 1451477



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