



Kennedy
&co.

The Stables

Cockayne Hatley

SG19 2EA

Asking Price Of £850,000

On a private road

Forge & Stable conversion

Four bedrooms with option
of a fifth bedroom or annex

Scope to extend to provide
further accommodation

Generous plot of just under
half an acre

Triple integral garage for
three vehicles with loft
space above

Brick built workshop



Located in a quiet private lane of only three properties in the small Hamlet of Cockayne Hatley sits this unusual property known as The Stables. This home has been owned by the current owners for 30 years. They have carried out the conversion from the former forge and stables. The property sits on a generous plot

overlooking open farmland and woods. The Stables is predominately on one level with a useful office on the first floor with three bedrooms, a self contained one bedroom annex, garaging for three vehicles, brick built garden house/ studio/home office (requires finishing), ample parking, further scope to extend for further accommodation whilst still retaining countryside views and still feeling very rural.

Cockayne Hatley is a quiet hamlet situated within a couple of miles from Potton and is steeped in history with the pretty thirteenth century church of St Johns and Cockayne Hatley Hall.



RECEPTION HALL

58' x 11' 4" narrowing to 7' 4" (17.68m x 3.45m) Three large double glazed picture windows to the front, two radiators, airing cupboard housing the hot water tank, two further storage cupboards (one with a radiator).

CLOAKROOM

Wash hand basin, W.C., tiled flooring, radiator.

LOUNGE

21' 5" x 18' 6" (6.53m x 5.64m) Brick fireplace with brick hearth, cast iron wood burning stove, large double glazed picture window to the rear, pine flooring, two radiators.

KITCHEN/BREAKFAST ROOM

24' 7" x 15' 4" (7.49m x 4.67m) Base and wall mounted units, stainless steel sink and drainer, rolled edged work top surfaces, gas hob with extractor over,



Hotpoint oven, large double glazed picture window to the rear, two double glazed windows to the side, large brick fireplace with wood burning stove and recess to both sides for wood storing, pine flooring, radiator.

LAUNDRY/UTILITY STORE

10' 4" x 9' 6" (3.15m x 2.9m) Base and wall mounted units, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, pine flooring, half glazed stable door to the side, door to:

GARAGE

28' 9" x 16' 5" (8.76m x 5m) Power and lighting, sliding barn doors, window to the front, oil tank, (potential to convert for more living accommodation stp), plus adjacent:

WORKSHOP/STABLE

16' 4" x 12' 5" (4.98m x 3.78m) Stable door and window to the front.

BEDROOM ONE

16' 4" x 15' 2" (4.98m x 4.62m) Two double glazed windows to the rear, radiator, door to dressing room, step down to:

ENSUITE

(Requires finishing off), Pedestal wash hand basin, W.C., shower, plumbing in situ for bath, obscure double glazed windows to the side and rear.

DRESSING ROOM

7' 4" x 6' 9" (2.24m x 2.06m) Irregular in shape, stairs to:

STUDY/OFFICE

13' 6" x 8' 4" (4.11m x 2.54m) Power and lighting, draftsman's desk with storage under.

BEDROOM TWO

15' 7" x 10' 7" (4.75m x 3.23m) Two double glazed windows to the rear, radiator.

BEDROOM THREE

13' x 11' 3" (3.96m x 3.43m) Three double glazed windows onto the courtyard, radiator.

INNER HALLWAY

Located off from the main hall way, door to:

SHOWER ROOM

Shower unit, wash hand basin, towel rail, tiled flooring.

BATHROOM

Wash hand basin, W.C., bath with hand held shower over, towel rail, obscure double glazed window to the side, tiled flooring, loft hatch.

POTENTIAL SELF CONTAINED ANNEX

Can be accessed from the property or its own front door through to

Lounge/kitchen 17'9" x 15'3"

All has been recently renovated to include a country style kitchen with base and wall mounted units, sink,

free standing gas cooker point, extractor over, stable door to the courtyard, Double glazed windows to the front and side overlooking fields, pine flooring, wall lighting.

Shower room.

Three piece suite comprising: shower cubicle, wash hand basin, W.C., towel rail, extractor.

Bedroom 11'7" x 9'6"

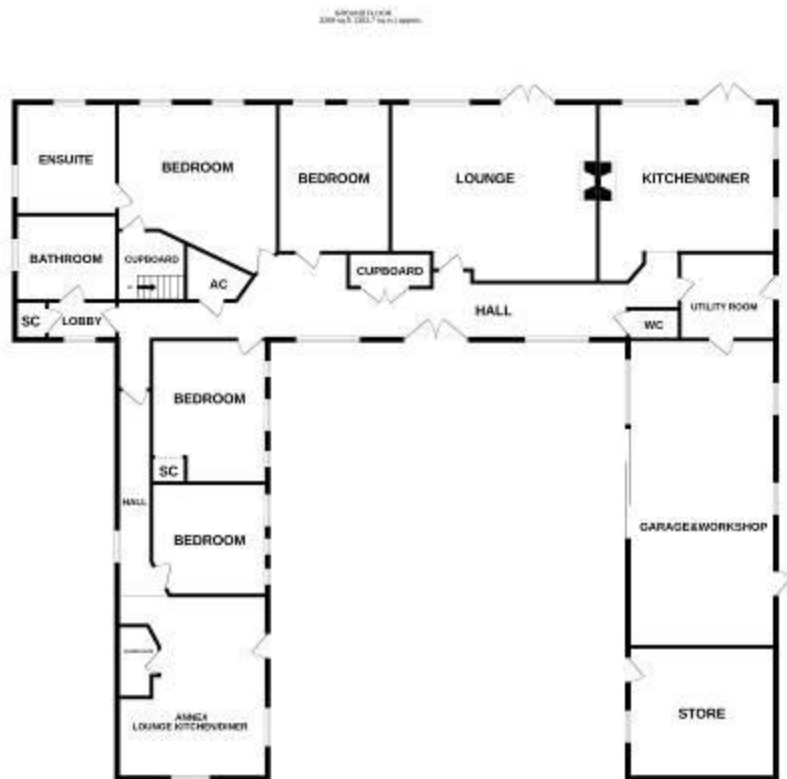
Three double glazed windows onto the courtyard, radiator, electric consumer board.

EXTERNALLY

To the front:

Open plan with Tarmac and brick sets. Access down both sides to the rear garden of just under half an acre. Terraced lawn with mature trees and shrubbery, lovely brick wall to the rear. Part finished workshop/garden room.





TOTAL FLOOR AREA : 3528 sq ft (327.8 sqm.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and not responsible to be taken for any error, correction or misstatement. This plan is for illustrative purposes only and should not be used as such for any professional guidance. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band G

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements