



Kennedy
&co.

Cockayne Hatley

SG19 2EA

Asking Price Of £850,000

Rural location

Forge & Stable conversion

Self contained one bed
annex

Three further double
bedrooms

Scope to extend to provide
further accommodation

Generous plot

Garaging for three vehicles

Brick built workshop



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

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.

SELF CONTAINED ANNEX

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

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

All been recently refitted 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 suit 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.

rear garden extending to approx. 1/3 acre. Terraced lawn with mature trees and shrubbery, lovely brick wall to the rear. Part finished workshop/garden room.



**COUNCIL TAX BAND**

Tax band G

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

EPC: TBC

OFFICE

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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.