



Village Farm, 4 St. Johns Road, Moggerhanger,
Bedford, Bedfordshire MK44 3RJ

Guide price £350,000 - £375,000

FOR SALE BY PUBLIC AUCTION - 25th JUNE 2026 via BTG Eddisons

- A substantial Grade II listed detached farmhouse extending to approx. 4,400 sq. ft.
- 6 bedrooms
- Plot size 0.35 acres approx.
- Vacant

Description

The accommodation is over 3 floors and requires refurbishment throughout. Accommodation includes a kitchen/breakfast room with a utility and pantry, several reception rooms, six bedrooms and an attic area. There is a ground floor W.C., a first-floor bathroom and gas fired central heating.

Outside there are front and rear gardens and a garage. A right of way will be reserved across the driveway to allow access to the barns that lie adjacent to the property, which are not part of the sale. The purchaser will be granted rights to demolish the small lean-to coal shed attached to the property.

The A1 is a short drive away, while Bedford and Sandy railway stations offer services to London St Pancras and King's Cross in as little as 40 minutes.

Accommodation

Ground floor
Living room, 2 family rooms, dining room,
kitchen, pantry, utility room, boot room,
downstairs w.c.

First floor
6 bedrooms, bathroom

Second floor
2 attic rooms

Outside
Front and rear gardens, garage

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 10% deposit (subject to a minimum of £5,000)
- Buyer's Fee of £2,100 inc. VAT

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

Register to bid and download via BTG Eddisons -
<https://www.btgeddisonspropertyauctions.com/>



St. Johns Road, Moggerhanger, Bedford, MK44

Approximate Area = 4404 sq ft / 409.1 sq m (excludes garage)

Limited Use Area(s) = 11 sq ft / 1 sq m

Total = 4415 sq ft / 410.1 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). © nichecom 2026. Produced for Lane & Holmes. REF: 1463962



These particulars are given on the express understanding although every possible care is taken to ensure of the accuracy given, Lane and Holmes will not be responsible for any expense or loss of time caused by reason of mis-statement or withdrawal of properties. Plan is for representational purposes only and is not to scale.