



Bellringer's Cottage • 4 Thorncote Road • Northill • Biggleswade • Bedfordshire • SG18 9AQ

Guide Price £450,000

Charter Whyman

TOWN & VILLAGE HOMES



CHARMING PERIOD COTTAGE WEALTH OF EXPOSED TIMBERS DELIGHTFUL VILLAGE SETTING

THE PROPERTY

This delightful Grade II listed period cottage dates from the 18th Century, with later additions, and exudes character and charm. There is a wealth of exposed timbers internally and the reception room boasts an attractive brick fireplace. The cottage has been well and sympathetically updated with a kitchen/breakfast room, laundry and cloakroom/WC to the rear. On the first floor are four bedrooms and an attractively fitted bathroom.

The cottage benefits from oil fired central heating.

THE OUTSIDE

'Bellringer's Cottage' owns all the garden to the front, which is some 34' (10.6m) in length and separated from the road by a picket fence. It is laid to lawn with herbaceous borders and ornamental shrubs. Nos 6 & 8 have a right-of-way across the garden to their front doors.

There is a small paved terrace to the rear separated from the courtyard by metal railings. The cottages each have one of three garages accessed via the rear courtyard and 'Bellringer's Cottage' owns the driveway leading to the courtyard and the rear section of the courtyard in front of its garage, which is the furthest of the three. The cottage enjoys a vehicular right-of-way across the remainder of the courtyard to access its garage.

The rear garden for Bellringer's Cottage is approximately 37' (11.3m) in length and situated to the rear of and accessed from the the courtyard. It is attractively laid out with lawn, herbaceous borders and ornamental shrubs and trees. Timber summerhouse.

THE LOCATION

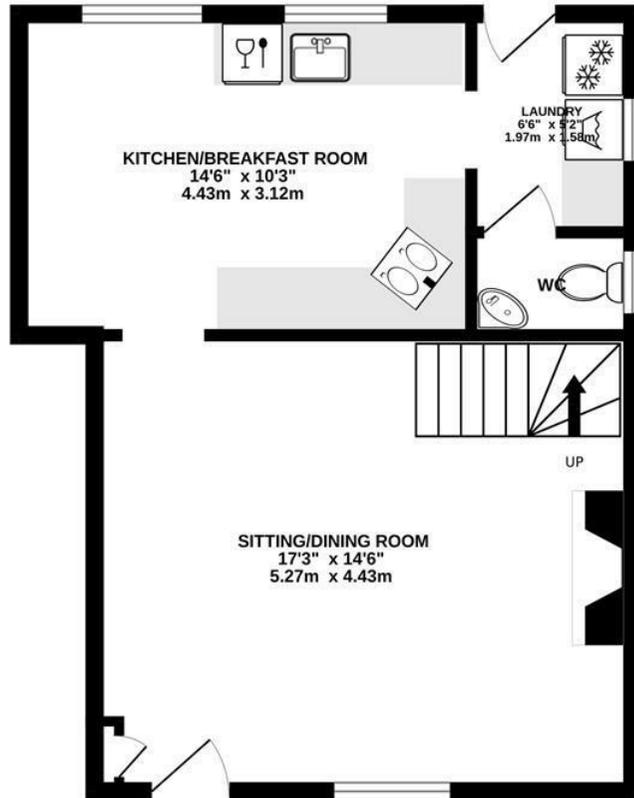
Northill is an attractive small village in Central Bedfordshire, just 4 miles to the west of Biggleswade and 7 miles east of Bedford. Set within the Northill Conservation Area, Thorncote Road in particular boasts a fine street scene of period properties. The local primary school, the 17th Century Crown public house and the parish church, which dates back to the 14th Century, are within 200 yards of the cottage. Shuttleworth House, with its Swiss Garden and Collection of vintage aeroplanes, is only a mile and half away.

Bedford and Biggleswade both offer a wide range of amenities including schools, shops and leisure facilities. Biggleswade is on the East Coast Mainline railway with regular services to London running throughout the day. The fastest service to London King's Cross takes just 36 minutes. For drivers, the A1 is only 2.3 miles to the east.

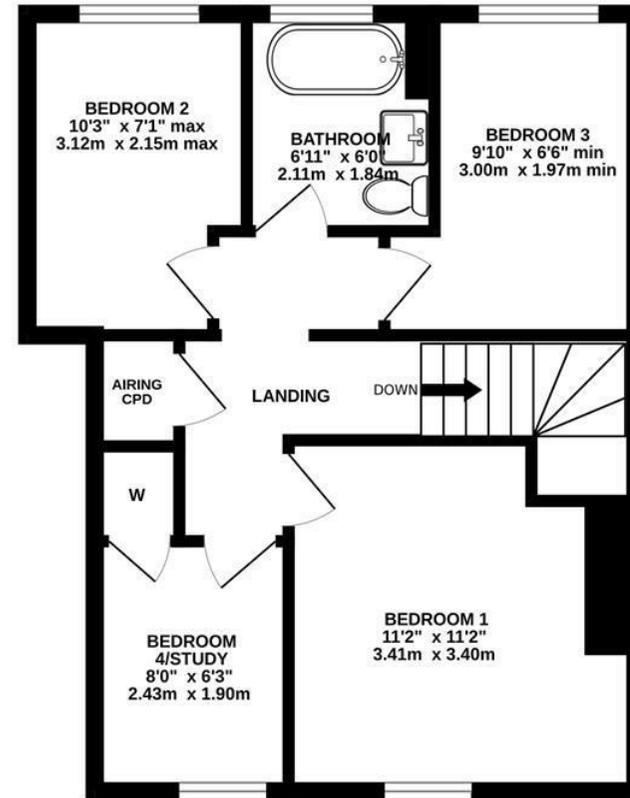




GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



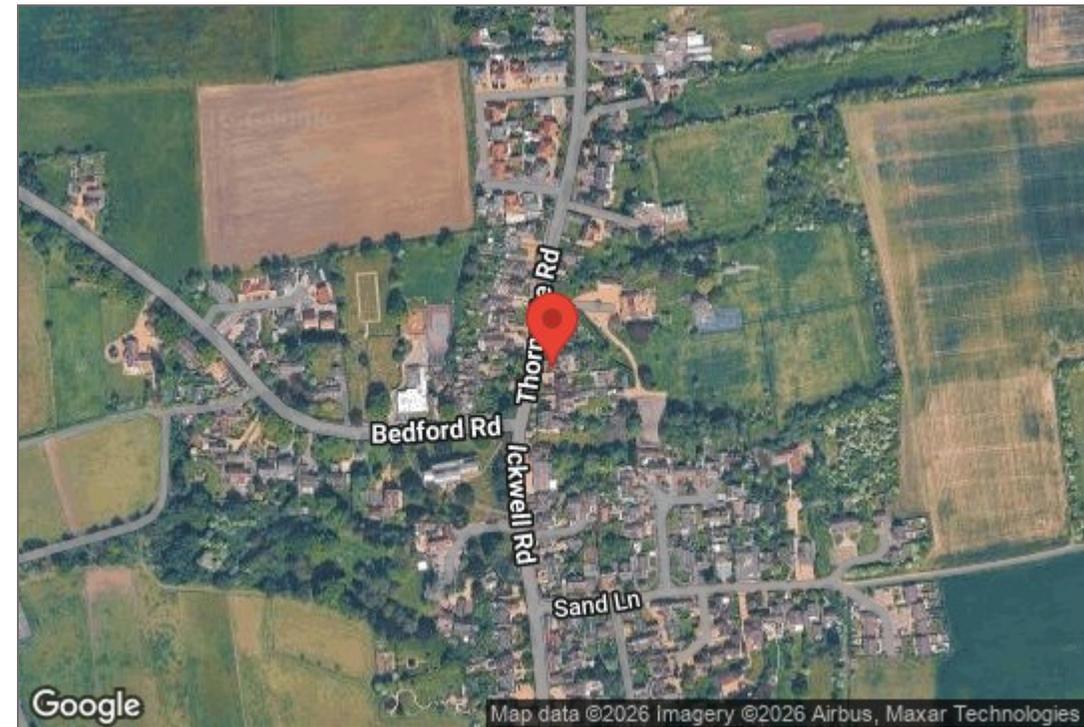
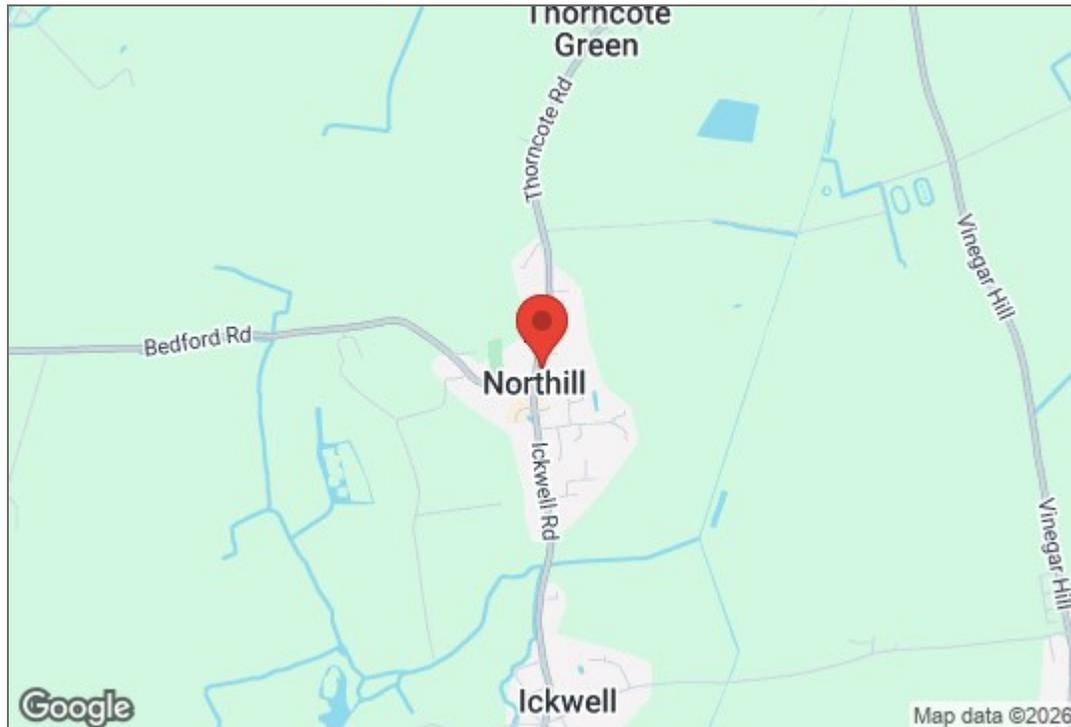
1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.



TENURE

FREEHOLD

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

CONSTRUCTION

The cottage is of traditional timber frame construction, mainly rendered externally under a pitched tiled roof.

SERVICES

Mains water, sewerage and electricity are connected to the property.

EPC RATING

Exempt as Grade II listed.

LISTED PROPERTY

Grade II.

BROADBAND SPEED

A choice of providers with claimed download speeds of up to 80 Mbps.

MOBILE SIGNAL

Most providers claim up to 4G coverage, some claim to provide 5G.

LOCAL AUTHORITY

Central Bedfordshire Council
Priory House, Monks Walk
Chicksands
Shefford
Bedfordshire SG17 5TQ

Tel: 0300 300 8301
www.centralbedfordshire.gov.uk

COUNCIL TAX

Currently Band E, but subject to an improvement indicator. The banding may be revised following a sale.

CONSERVATION AREA

The property is located within the Northhill Conservation Area.

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

Charter Whyman

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