



Cople Cottage, 34 Northhill Road, Cople, Bedford, MK44 3TU







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34 Northhill Road
Cople
Bedford
MK44 3TU

Guide £850,000

Grade II, 17th century, on
c.0.9 acres - all in a peaceful
village setting....

Grade II-listed, 17th-century character
property

2,424 sq ft of accommodation, plus
outbuildings

Open-plan kitchen/dining/living space

Three large, flexible reception rooms

Separate utility room/secondary kitchen

Four double bedrooms, three bathrooms

Private c.0.9-acre plot, including tennis
court

Detached garage/workshop/games room

Peaceful village surrounded by
countryside

Excellent location for London commuters



- Council Tax Band F
- Energy Efficiency Rating N/A



Cople Cottage comes to market for the first time since 1961. Grade II, 17th century, with 2,424 sq ft and on c.0.9 acres, it presents character, space and privacy - all in a peaceful village setting.

Accommodation

Cople Cottage has much extant evidence of its 17th-century origins, from textured roughcast externally and exposed beams internally, to quiriness and character throughout. Its Grade II listing confirms its historical significance, while the fact it's been in the same family for 65 years shows how cherished it's been as a home.

The property's cosiness and charm befits its 'cottage' title, yet there's surprisingly generous space, surpassing 2,400 sq ft. No matter which way in you take, the accommodation continues to unfold...

From the entrance porch are three reception rooms, currently with distinct uses, but with flexibility. The room next to the kitchen is used for formal dining, the one with the fireplace as a lounge, and the third as an office - with doors onto the garden for when you need to step away from the screen. The office is particularly bright from the glazed roof, as well as versatile, with possibility for a ground-floor bedroom, or perhaps a treatment room as it has a separate entrance for clients.



At the eastern end of the house is a recent addition: the impressive kitchen/dining/living space. This open-plan area is made for both entertaining friends and spending time together as a family. Double-glazed windows to all aspects flood the space with light and offer lovely outlooks of the garden, while the wide pocket door gives direct access onto the patio for warm days (this tucks all the way in, truly uniting indoors with out). There's also underfloor heating for the colder months.



The kitchen is fitted in quality cabinetry, quartz surfacing and with a ceramic sink and a range of integrated appliances. The large island is wood-topped and provides bar seating. The secondary kitchen is useful as a utility room, and there's a convenient downstairs cloakroom.

Upstairs are four double bedrooms. The connected two could be used as a bedroom and dressing room, and there's an adjacent bathroom too. The principal bedroom benefits from an en suite shower, while the fourth bedroom is opposite the four-piece family bathroom. The first floor is accessed via stairs from the lounge (as well as the option for a ground-floor bedroom, there's potential to install a lift to further futureproof the property).

Outside

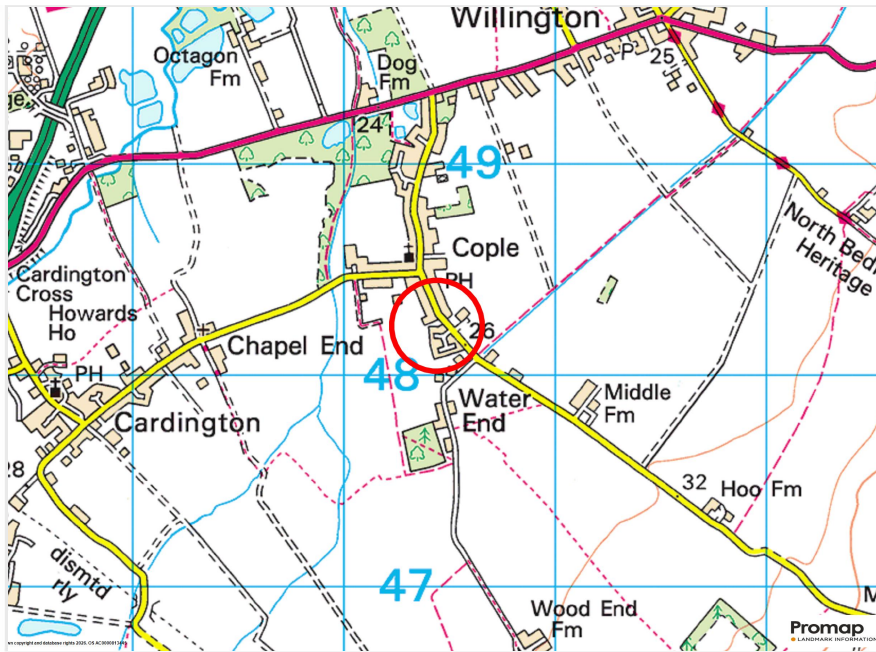
Cople Cottage occupies a south-facing plot of almost an acre. What was once the kitchen garden for Cople House hundreds of years ago is a stunning outdoor space today. The walled gardens are incredibly private, well-maintained, and stocked with varied and vibrant planting. A tennis court sits in the middle, and there's a secluded and serene 'second' garden beyond. This has more expanse of lawn interspersed with trees, and affords far-reaching views across open fields - with Cardington hangars in the distance.

Outbuildings include a garage block currently used as a games room/gym/hobby space/storage, and another by the house has multiple sections - one storage, two set up as extra bedrooms (these have been handy when extended family stay).

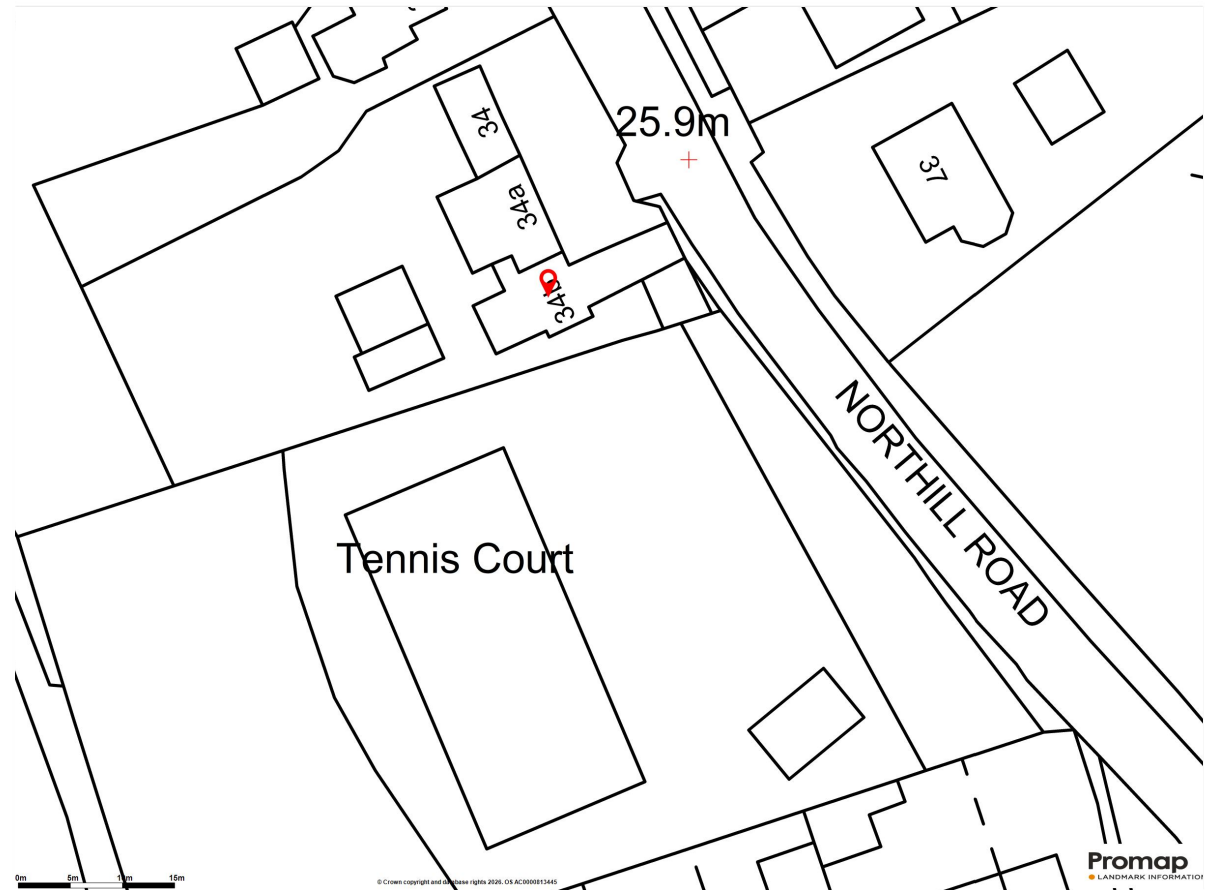
Area

Cople is a small, peaceful village surrounded by scenic countryside. It is well-connected with a number of essentials and amenities close by.





Bedford Railway Station 5 miles • Milton Keynes Station 22 miles • A1 Black Cat Roundabout 12 miles • M1 Junction 13 12 miles • Luton Airport 30 miles • Stansted Airport 42 miles • London 53 miles



Ground Floor

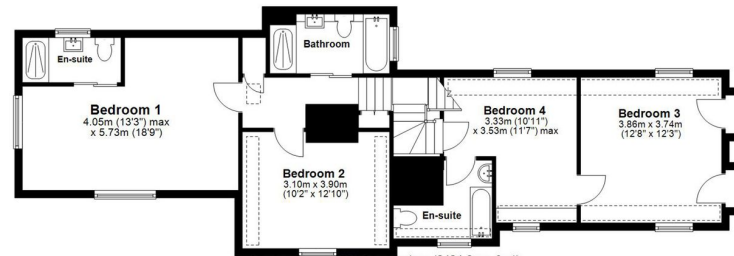
Main area: approx. 141.7 sq. metres (1524.8 sq. feet)

Plus garages, approx. 28.3 sq. metres (304.8 sq. feet)
 Plus outbuildings, approx. 25.1 sq. metres (269.8 sq. feet)
 Plus annex, approx. 14.4 sq. metres (154.9 sq. feet)



First Floor

Approx. 83.6 sq. metres (899.7 sq. feet)



Main area: Approx. 225.3 sq. metres (2424.6sq. feet)

Plus garages, approx. 28.3 sq. metres (304.8 sq. feet)
 Plus outbuildings, approx. 25.1 sq. metres (269.8 sq. feet)
 Plus annex, approx. 14.4 sq. metres (154.9 sq. feet)

Every attempt has been made to ensure the accuracy of this floor plan, however no responsibility is taken for errors, omissions or mis-measurements. This plan is for illustrative purposes and is a guideline only and should be used as such by any prospective purchaser.
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