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2025

GOLD WINNER

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## Moat Cottage The Lane

Wyboston, Bedford, MK44 3AS

Offers in excess of £900,000

\*\*\* CHAIN FREE, PADDOCK & LARGE BARN \*\*\* Dating back to the 17th Century, Moat Cottage is a beautifully presented four bedroom Grade II listed country home, discreetly positioned along a private lane in the highly sought-after village of Wyboston, Bedfordshire. Lovingly owned by the same family for over 30 years, the property is now ready to welcome its next custodians to create cherished memories of their own. Steeped in character, the cottage showcases a wealth of period features throughout, including exposed beams, decorative brickwork, and handcrafted woodwork that perfectly complements its thoughtfully designed modern interior feel.

- CHAIN FREE, tucked away along a private lane within a highly sought-after village setting, offering privacy, charm, and a true sense of arrival
- A Grade II listed country cottage dating back to the 17th Century, rich in character and timeless appeal
- Over two-acres of private gated paddock with a substantial barn, presenting exciting potential for business use, home office space, or lifestyle pursuits (subject to permissions)
- Characterful dining area featuring exposed decorative beams and a Contura wood-burning stove set within a feature fireplace
- A well-proportioned modern family bathroom featuring an elegant four-piece suite
- Impressive dual-aspect principal bedroom with handcrafted fitted wardrobe, decorative brickwork, and exposed beams
- South-facing private rear garden, beautifully laid to lawn with a Heritage slab patio ideal for outdoor dining and hosting
- Gated shingle driveway providing generous parking for multiple vehicles

### Viewing

Please contact us on 0333 210 0179 if you wish to arrange a viewing appointment for this property or require further information.



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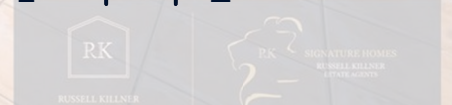
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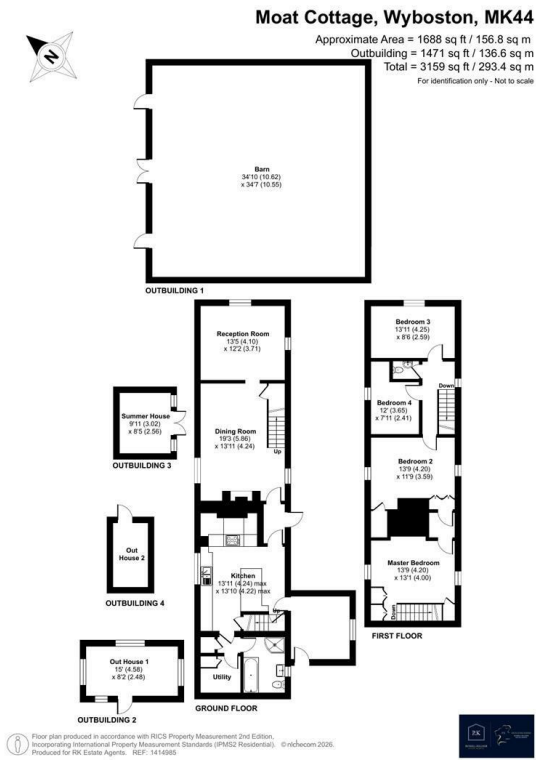
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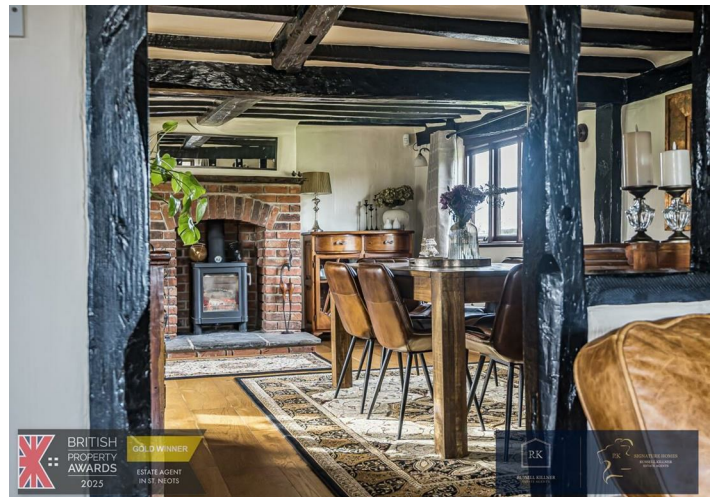
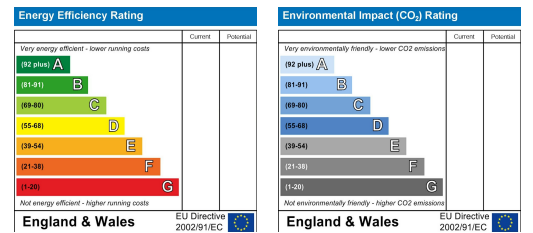
# Floor Plan



# Area Map



# Energy Efficiency Graph



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