



**'The Hedges', Kimbolton Road,
Bolnhurst, Bedfordshire MK44 2EX**





A delightful two bedroom detached cottage full of character which has recently been renovated and refurbished situated in a lovely rural position with wonderful, far reaching countryside views. Bedford 7 miles, Kimbolton 7 miles, St Neots/A1 9 miles.

The beautifully restored property which features a recently thatched roof, has many exposed beams and original features including a cosy, dual aspect sitting room with an inglenook fireplace and open fire plus a good sized kitchen/breakfast room with views over fields. The rear hall has two handy storage areas and leads to the spacious four piece bathroom with a useful utility cupboard whilst the first floor has the two, well proportioned bedrooms.

Externally, there is an attractive 100 ft wide x 30 ft deep garden which includes the frontage to the road, the two good sized side gardens and the terrace adjoining the fields to the rear. In addition, there is off road parking for 3 cars and a sheltered decked seating area enjoying the sweeping countryside views.

This wonderful "Chocolate Box Cottage" in a rural setting is offered for sale with no upward chain. Viewing is highly recommended.

- * **Grade II Listed Cottage**
- * **Two Bedrooms**
- * **Inglenook Fireplace**
- * **Kitchen/Breakfast Room**
- * **Ground floor Bathroom**
- * **LPG Gas Radiator**
- * **Original Features throughout**
- * **Ample Parking**
- * **Glorious Countryside Views**
- * **No Upward Chain**

Freehold

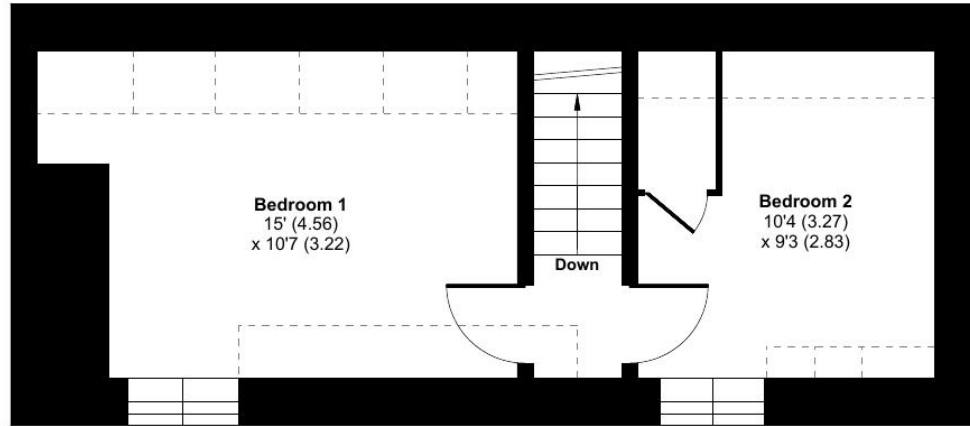


"Hassett House", Hassett Street, Bedford MK40 1HA

www.taylorbrightwell.co.uk property@taylorbrightwell.co.uk

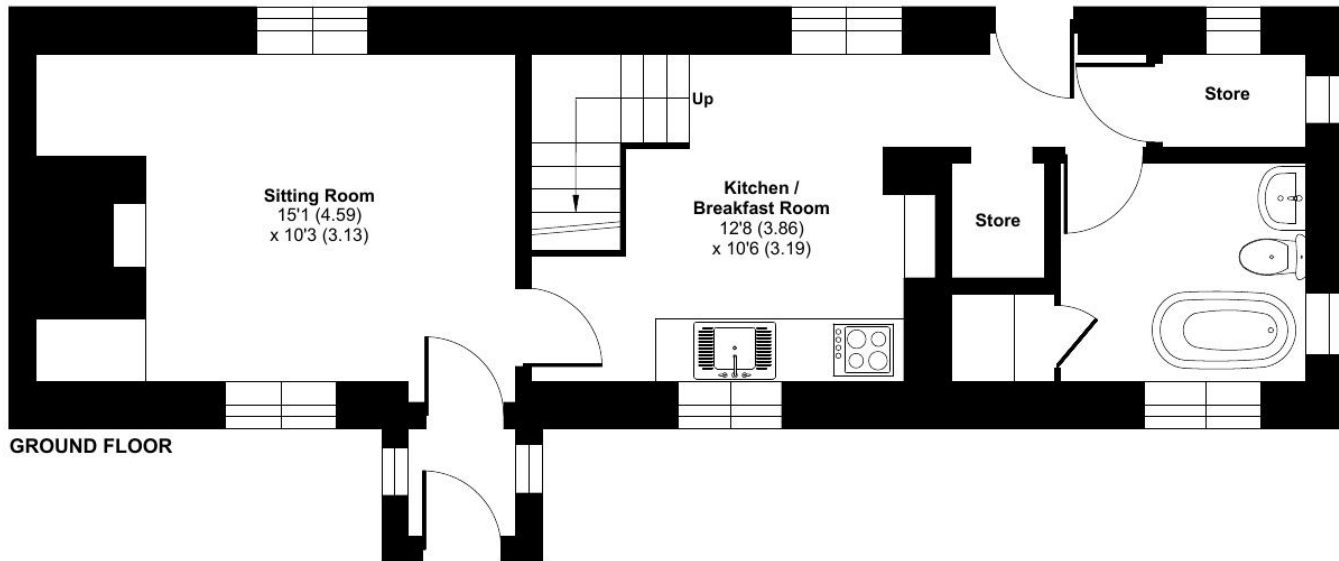
01234 326444

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FIRST FLOOR

Denotes restricted head height



GROUND FLOOR

Approximate Area = 719 sq ft / 66.7 sq m
Limited Use Area(s) = 68 sq ft / 6.3 sq m
Total = 787 sq ft / 73 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Taylor Brightwell. REF: 1150947