

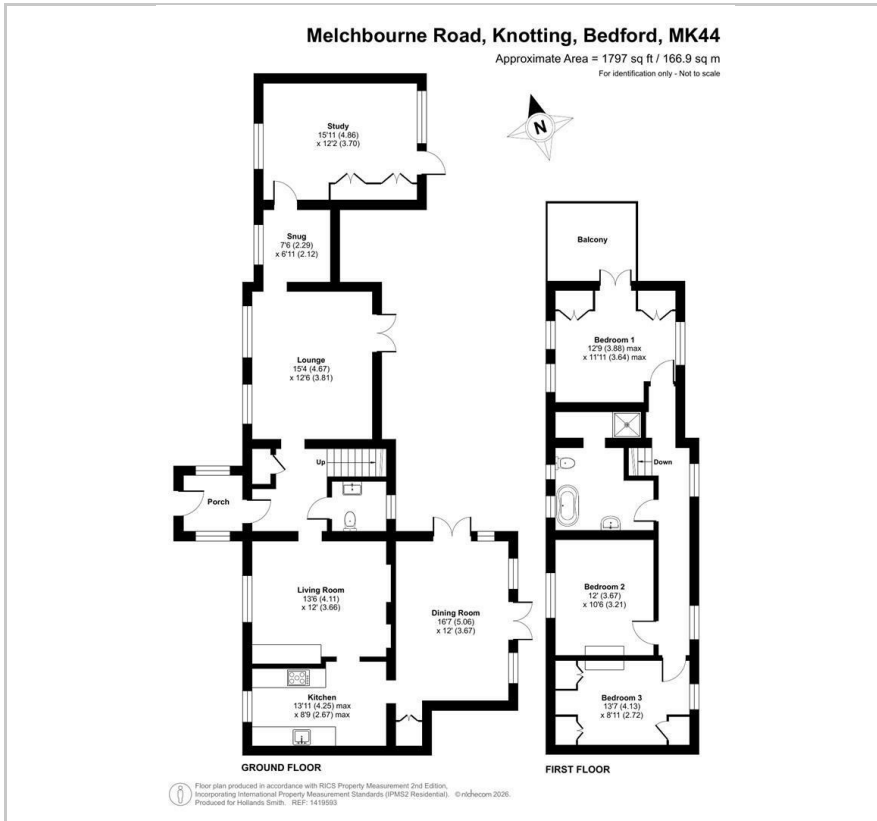


**3 Melchbourne Road**

Knotting, Bedford, MK44 1AF

**£695,000**

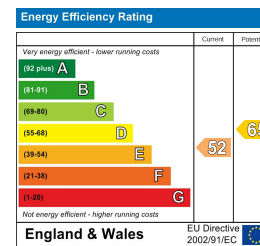
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Bedford Office on 01234 216612 if you wish to arrange a viewing appointment for this property or require further information.

- Much Improved and Extended
- Beautifully Presented Cottage
- Three Double Bedrooms
- Four Reception Rooms
- Potential Large Self-Contained Office
- Far-Reaching Views Across Fields
- Off Road Parking
- 0.4 of an Acre
- Rural Location
- Private Balcony



Thoughtfully improved and extended, this former farm workers cottage began life as a modest two-up two-down and has grown into a stunning, beautifully presented home occupying a large garden plot of around 0.4 of an acre with wonderful far reaching views across fields in every direction. The property was built in 1850, extended in the mid-twentieth century and again, by the present owners in 2019, the accommodation now features three double bedrooms, a stunning first floor bathroom with large walk-in shower and a very spacious largely open-plan ground floor with up to four reception rooms including a large home office/studio with a separate entrance door. There is a useful entrance porch/boot room with plenty of space, a generous inner-hall with stairs up to the first floor and a handy ground floor WC/utility.

Flowing seamlessly between the original structure and recent extensions, the original part of the house provides a cosy sitting room with exposed brick fireplace leading to a galley-style kitchen in-keeping with the style of the house. The rear extension currently used as a dining room provides a bright and airy entertaining space with two set of French doors and a sky lantern for additional natural light. The more recent addition to the left of the entrance hall provides a lounge with French doors to the rear and shutters to the front facing windows, an inner-hall perfect for storage and the studio/fourth bedroom which together could form a separate annexe.

The first floor has three double bedrooms with the main bedroom having French doors opening to a private balcony adding a real wow-factor. The refitted luxury bathroom features a claw-foot bath and a large walk-in shower/wet room.

A particular feature of the property is the outside space which totals around .4 of an acre. There are well stocked borders, plenty of trees, a wrap-around patio, summerhouse and small copse with raised seating area. Off road parking is provided for at least two cars.



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