



West Hope, Colmworth Road, Little Staughton, Bedford

Guide Price £650,000 Freehold

5 bedroom detached house for sale

Description

A superb five bedroom detached family home sitting on a plot approaching half an acre within the beautiful North Bedfordshire Village of Little Staughton.

The house offers its new owners great scope to upgrade, extend and add value. The accommodation is well proportioned over two floors, and the ground floor has three reception rooms, a dining room, a family room and a sitting room. There is a decent-sized kitchen, and a cloakroom completes the ground floor.

The first floor has five bedrooms (four doubles) with an en-suite bathroom to the principal bedroom and a family bathroom serving the other bedrooms.

Outside the frontage, there is off road parking for numerous cars with access to the single detached garage, which has an additional storage room to the rear.

The substantial garden and grounds offer various mature trees and expansive lawn space that back onto open fields.

The house benefits from its own 3.84kW photovoltaic solar panel system, which we are informed were installed in 2011 and are on a very favourable feed-in tariff, currently attracting a rate of 56.03p/kWh. The original proposal states, "The Feed-in Tariff is paid at a premium rate of 43.3p for every kWh produced, regardless if this is used by you or exported back to the grid. This tariff is set for 25 years, tracks inflation (RPI) and is tax-free."

Little Staughton is located approximately 10 miles north of Bedford town centre and offers local amenities including a local farm shop, public house and has local schooling nearby in Keysoe. The property also benefits from being within the Sharnbrook school catchment.

Transportation links are favourable by rail and road with frequent services into the capital from Bedford and St. Neots, road links to the A1/A1M trunk road are accessible nearby too.



Tenure

Freehold

Colmworth Road, Little Staughton, Bedford, MK44

Approximate Area = 1978 sq ft / 183.8 sq m

Garage = 136 sq ft / 12.6 sq m

Outbuilding = 46 sq ft / 4.3 sq m

Total = 2160 sq ft / 200.7 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). © richicom 2021. Produced for James Kendall Estate Agents. REF: 704193



Viewing by appointment only
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