



OLD TURNPIKE COTTAGE
LIDLINGTON

JACKSON-STOPS 



OLD TURNPIKE COTTAGE, AMPHILL ROAD, LIDLINGTON, BEDFORDSHIRE MK43 0QX

TOTAL APPROX. FLOOR AREA 2,203 SQ FT / 204.7 SQ M

A PERIOD, UNLISTED COTTAGE WITH A
DETACHED 8Mx5m (25FT X 17FT)
OFFICE/STUDIO IN A SEMI RURAL LOCATION
BETWEEN AMPHILL AND RIDGMONT.



DISTANCE (APPROX.)

AMPHILL 4 MILES

MILTON KEYNES 10 MILES

M1 JUNCTION 13 3 MILES

FLITWICK STATION 5½ MILES

TRAINS TO THE CITY FROM 40 MINS

GROUND FLOOR

- Porch
- Rear hallway
- Sitting room
- Dining/family room
- Conservatory
- Kitchen/breakfast room
- Utility and cloakroom

FIRST FLOOR

- Main bedroom
- Two further double bedrooms
- Bath/shower room

OUTSIDE

- 0.25 acre plot
- Gated driveway
- Ample parking for several vehicles
- Well tended and stocked gardens
- Brick BBQ, pergola and patio area
- 8m detached studio/office
- Two useful storage barns

THE PROPERTY

The Old Turnpike is a unique and historical detached cottage located in a private but not isolated position and enjoys a secluded garden, ample parking and a separate office/studio/gym.

Echoing its era of construction the cottage features inglenook fireplaces, bread ovens, exposed beam work and leaded windows whilst having modern gas central heating and refitted kitchen and bath/shower room.

The accommodation comprises a long hall which provides extra storage, a cloakroom, living and dining rooms, conservatory, kitchen, breakfast and utility with three bedrooms and bathroom to the first floor. Externally, double gates lead to a good size drive and attractive gardens with a detached office/studio which lends itself to a number of uses to suit your lifestyle.

Located on the A507 the cottage offers quick and easy access to the M1 Junction 13 (2 miles) and Flitwick station to Thameslink (4 miles).

A viewing is highly recommended to appreciate the unique and flexible combination on offer at Old Turnpike Cottage.

THE ACCOMMODATION

Entering the property an enclosed porch leads into a long hall area which features two original bread ovens with windows and Velux roof lights to the rear aspect. High level cupboards provide storage one housing the electrical meters.

From the hall, the kitchen/breakfast room has been refitted and comprises a range of base units along with a central island and breakfast bar with an original inglenook fireplace having an inset electric range cooker which is included in the sale. Further features include exposed beams and original brick flooring complete the room.



Lying off the kitchen, a handy cloakroom has a wc and wash basin and a utility room with plumbing for a washing machine, additional storage cupboards and a wall mounted gas boiler which serves the hot water and central heating.

Beyond the kitchen, a sitting and dining room provide character living space with sitting room having an inglenook fireplace with inset log burning stove. Stairs rise to the first floor and double doors lead to the dining room which has a vaulted ceiling and access to the conservatory. With a pleasant view over the garden the conservatory has a ceramic floor and double-glazed windows and door.

FIRST FLOOR

All the bedrooms and bathroom radiate from the landing which has a laundry cupboard. There are three double bedrooms with the main having a range of built-in wardrobes to one wall, the second bedroom also has a built-in wardrobe and wash hand basin with the third bedroom having a fitted wash hand basin.

Finally, a family bath and shower room comprise a walk-in shower enclosure, a panelled bath, vanity wash hand basin and wc.

OUTSIDE

Old Turnpike Cottage is approached via double entrance gates and ample parking is provided on a good size tarmac driveway that leads to the house and the office/studio.

The gardens are set on all four sides of the property and comprises well-stocked flower beds and planting includes a rockery, water feature, pergola and patio with brick-built barbecue area all set around neatly kept lawns and pathways.



OFFICE / STUDIO

Set to the rear and side of the main house, the office/studio offers an extra dimension from the property and can be used for a variety of purposes. Within the space there is a kitchen area, shower room with a wc and a staircase rises to a useable loft storage area. Externally, there are a number of power points, lights and water taps. Adjacent to the building a covered area leads to two lockable storage barns.

Agents' Note: Our clients rent an additional portion of garden from The Woburn Estate on an annual licence of £150.

LOCATION

The property is located on the outskirts of the village of Lidlington which has a village store, lower school and a railway connection for the Bedford to Bletchley line. Woburn is a short drive from the property and provides local shopping facilities, together with a selection of public houses and restaurants and the prestigious Woburn Golf and Country Club with its three championship courses. The Georgian market town of Ampthill also offers a range of amenities including a Waitrose. Milton Keynes provides more extensive shopping and leisure facilities and London is very accessible. The property enjoys easy access onto a network of bridleways and footpaths including the Greensand Ridge Walk. State schooling is provided in a three tier system with Thomas Johnson Lower School in the village with children moving onto Marston Vale Middle School in Stewartby and onto Wootton Upper School which has Performing Arts status. There is a wide choice of Public Schools within the area including the renowned Harpur Trust Schools in Bedford. The property is well located for access to J13 of the M1 and there are mainline railway services available from Flitwick and Harlington. Old Turnpike Cottage is well-placed for air travel with Luton Airport being about 16 miles from the property with Heathrow, Gatwick and Stansted further afield.



DIRECTIONS

From M1 Junction 13 or Woburn take the A507 signposted to Ampthill and follow the road for approximately 2 miles and the Old Turnpike Cottage will come into view on the right hand side about ¼ mile before the turning to Lidlington village.

What3Words: hypocrite.resides.endings

PROPERTY INFORMATION

Services: Mains water, electricity, LP Gas central heating and private drainage.

Local Authority: Central Bedfordshire Council.

Tel: 0300 300 8000

Outgoings: Council Tax Band "F"

Tenure: Freehold.

EPC Rating: "E"

Viewing: Strictly by appointment through the sole agents

Jackson-Stops. 1 Market Place, Woburn, MK17 9PZ.

Tel - 01525 290 641

Old Turnpike Cottage, Amphthill Road, Lidlington

Cottage Ground Floor = 1088 sq ft / 101 sq m

Cottage First Floor = 565 sq ft / 52.4 sq m (Includes Limited Use Area)

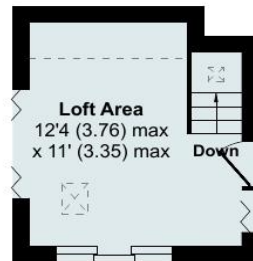
Outbuilding Ground Floor = 671 sq ft / 62.3 sq m

Outbuilding First Floor = 131 sq ft / 12.1 sq m (Includes Limited Use Area)

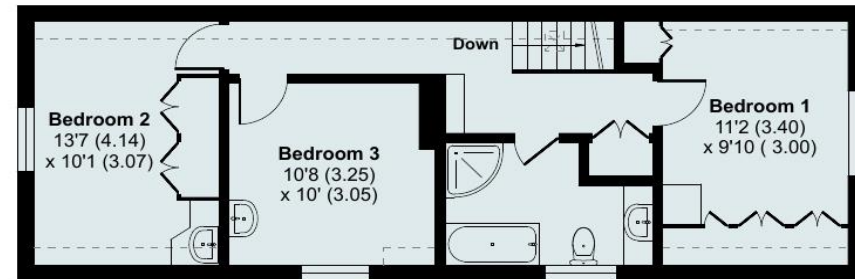
Total = 2455 sq ft / 228.1 sq m

For identification only - Not to scale

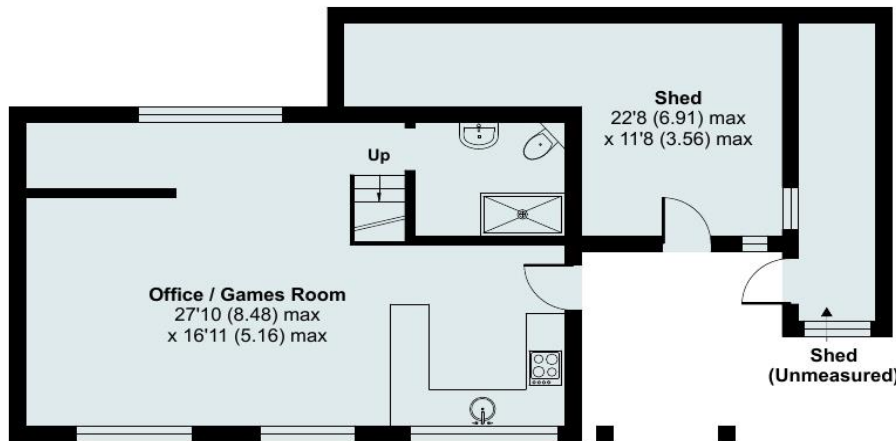
Denotes restricted
head height



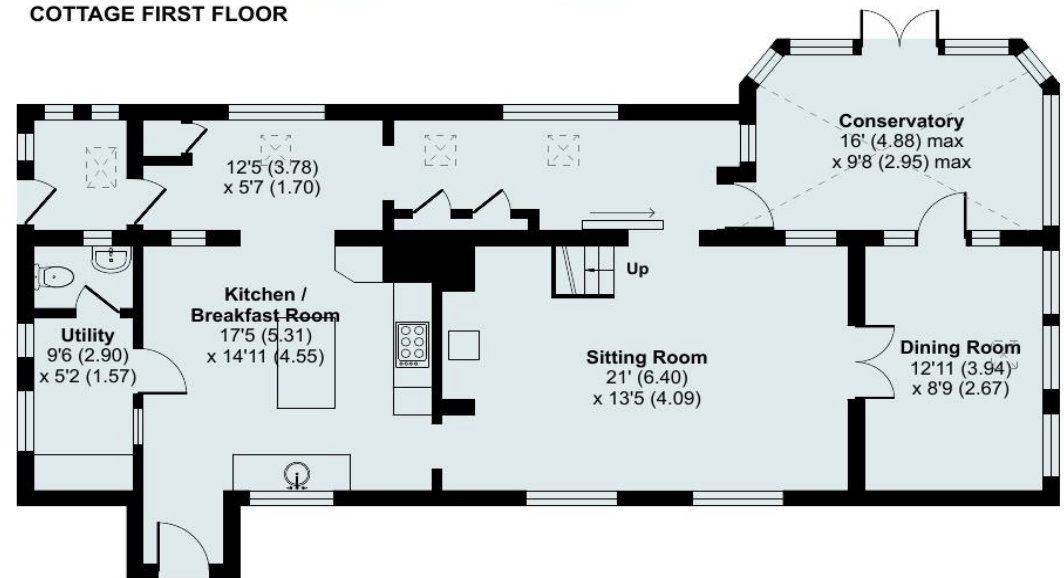
OUTBUILDING - FIRST FLOOR



COTTAGE FIRST FLOOR



OUTBUILDING - GROUND FLOOR



COTTAGE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(29-54) E	42	
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

WOBURN

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PROPERTY EXPERTS SINCE 1910