

Crew Yard Barn, Begwary, Bedford

Approximate Area = 2164 sq ft / 201 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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1 Crew Yard Barn, Begwary Lane, Begwary, Bedford, Bedfordshire MK44 2NX £799,950

- Newly converted two storey Barn
- Substantial eat-in Kitchen/Dining & Living Room, ideal for hosting
- Parking for numerous vehicles and EV charging point
- Favoured rural location offering easy access into St Neots
- Four spacious bedrooms with three quality bathrooms
- Ready for immediate occupation



ABOUT

This former agricultural barn has been newly converted to a high standard by a bespoke local developer. Crew Yard Barns offers two stunning homes which are set within a rural location with spectacular views over open farmland. Each property is accessed via its own electric gate. Whilst being in the Countryside, St Neots is just 6 miles away with its fast train service into London (around 38 minutes). To appreciate the size and position that this two storey property offers, internal viewing is strongly suggested.



The substantial kitchen/dining/living room is superbly positioned to make the most of family socialising, with two sets of bi-folding doors complimenting the room beautifully. The kitchen includes integrated BOSCH appliances, contemporary units with Quartz worksurfaces and an Island breakfast bar.



There are FOUR generous bedrooms (or three and a Study). The Master Bedroom has a dressing area and shower room with a separate Family Bathroom. Bedrooms Two & Three have fitted wardrobes. The sanitary ware and tiling has been fitted to a high standard.

The property is double glazed and heating/hot water is provided by an air source pump. Other benefits include a Guest Cloakroom and a separate oversized Boot Room.



Outside, the property sits on a generous plot. There is extensive off road parking to the front. Hard landscaping extends around the property and the rear Garden ready to be turfed.

There is no mains drainage to the property, so a private sewerage treatment plant is in place. The modest maintenance costs will be shared between the two properties that form the development.

The property will be sold be a ten year guarantee.





