



The Baulk

Potton, Sandy,
Bedfordshire, SG19 2DR
OIEO £995,000

country
properties

This is a substantial and beautifully positioned country home, offering an exceptional lifestyle opportunity with land, privacy, and impressive equestrian facilities, all set within grounds approaching six acres. Occupying a peaceful position on a quiet no-through lane at the edge of the village, the property enjoys far-reaching views over its own paddocks and the surrounding countryside. The house has been thoughtfully extended to create a flexible and well-balanced layout, ideally suited to modern family living. The ground floor is centred around a welcoming entrance hall, leading through to a characterful sitting room with a log burning stove and views across the gardens. To the rear, a superb kitchen/dining/family room forms the heart of the home, featuring ample modern cabinetry, granite work surfaces, a traditional Aga, and ample space for both everyday living and entertaining, with doors opening out onto the terrace. A further ground floor room provides versatility as a fifth bedroom or playroom, and, together with the adjoining shower room and utility, offers excellent potential to create a self-contained annexe if required. Upstairs, there are four very well-proportioned bedrooms, all enjoying pleasant outlooks over the grounds, along with a modern family bathroom, and stunning en-suite to master complete with walk-in shower, free-standing bath and 'Jack and Jill' sink units.

Outside, the property is approached via an in-and-out driveway providing extensive parking and access to a detached garage. Attached to the garage is the added bonus of a multi-functional space - complete with two reception rooms and a shower room, having been converted by it's current occupiers. The gardens have been carefully landscaped, with a generous terrace leading onto formal lawns, well-stocked borders, and a raised decking area. Beyond, a charming orchard with a greenhouse creates a wonderful extension of the outdoor space. For those with equestrian or lifestyle interests, the property is exceptionally well-equipped. The land extends to approximately six acres and is divided into a number of well-maintained paddocks, all enclosed by post and rail fencing and with water supply. A stable block provides four loose boxes with power and water, complemented by a range of outbuildings including barns suitable for hay storage, machinery, or further adaptation (subject to planning), and a former brick-built piggery offering additional storage or potential for alternative uses. Rarely does a property combine such a desirable setting, generous accommodation, and extensive grounds with this level of versatility, making it an outstanding family home with significant lifestyle appeal.

Location - Potton is a charming market town offering a good range of everyday amenities, including a supermarket, independent shops, and a selection of pubs and restaurants. The town also benefits from both medical and dental practices, as well as well-regarded lower and middle schools. For commuters, mainline rail services are available from nearby Sandy and Biggleswade, offering fast and convenient access into London via the Thameslink network. Services run directly to London King's Cross St. Pancras, and continue seamlessly through the heart of the capital, serving key central London destinations including Farringdon, City Thameslink and London Bridge and beyond.

(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s)).

- Semi-detached country home set in approximately 6 acres with paddocks and countryside views
- Open-plan kitchen/dining/family room with Aga and access to terrace
- Luxurious principal suite with en-suite featuring free-standing bath and walk-in shower
- Ground floor bedroom/playroom with adjoining shower room and utility
- Equestrian facilities including stable block (4 loose boxes), barns and outbuildings
- Potential to create a self-contained annexe
- Detached garage with large multi-functional space (two reception rooms + shower room)
- EPC Rating C / Council Tax band F







Approximate Gross Internal Area
 Ground Floor = 107.0 sq m / 1,152 sq ft
 First Floor = 78.0 sq m / 839 sq ft
 Annex = 76.6 sq m / 824 sq ft
 (Including Garage)
 Outbuildings = 370.2 sq m / 3,985 sq ft
 Total = 631.8 sq m / 6,800 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	7879
(81-91)		
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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