



Leylandii Cottage, 99, Old School Lane

Stanford, Beds,
SG18 9JL

O.I.E.O £1,000,000

country
properties

“Leylandii Cottage” is a substantial five-bedroom home that has been thoughtfully updated throughout to offer a balanced blend of character and modern living. Tucked away in a private setting, the property enjoys a wraparound garden, ample parking, and a detached double garage. Designed with family life in mind, the home provides generous and versatile accommodation, including four reception rooms that create flexible spaces for relaxing, entertaining, and everyday living. In addition, the property offers excellent *annexe potential, with approved plans in place to convert three outbuildings into a self-contained one-bedroom annexe—ideal for extended family, guest accommodation, or potential income. This is a lifestyle-driven home, perfectly suited to a growing family seeking both space and comfort in a secluded yet convenient setting.

- Impressive 18ft principal bedroom featuring a Juliet balcony with double doors overlooking the garden, complemented by a separate dressing room and a spacious contemporary four-piece en suite
- Contemporary re-fitted kitchen/breakfast room featuring a central island, integrated appliances and quartz worktops, with bi-fold doors opening onto the garden to create excellent indoor-outdoor flow
- 5 Bedrooms - 3 with re-fitted stylish en-suite bathrooms
- Large 20ft detached double garage - and off road parking for numerous cars
- Versatile layout with four reception rooms, offering flexible, family-friendly living spaces that can be adapted to suit your individual needs and lifestyle
- A true family home set in a desirable semi-rural position, offering the perfect balance of peaceful countryside living while remaining conveniently close to a wide range of local amenities



Ground floor

Entrance Porch

Double glazed window to side. Tiled flooring. Alarm control panel. Opening to Entrance Hall.

Entrance Hall

Herringbone style tiled flooring. Stairs raising to first floor with galleried landing. Full height to half landing with feature double glazed windows to front. Victorian style radiator. Exposed ceiling beams. Oak latched doors into Living room, cloakroom. Opening into Dining Room

Cloakroom

Obscure double glazed window to rear. Herringbone style tiled flooring. Low level WC. Wash hand basin with tiled splashback. Exposed ceiling beams.

Sitting Room

18' 7" x 12' 0" (5.66m x 3.66m) Oak flooring. Double glazed windows to front & rear. Two Victorian style radiators. Wood burning stove with exposed brick chimney breast & brick hearth. Exposed ceiling beams. Two wall lights. Oak latch door to Office/Playroom

Office/Playroom

16' 4" x 8' 10" (4.98m x 2.69m) Dual aspect double glazed window to front & rear. Victorian style radiator. Vaulted ceiling.

Dining Room

27' 0" x 8' 0" (8.23m x 2.44m) Herringbone style tiled flooring. Two double glazed windows to rear. Exposed ceiling beams. Opening to Snug, Kitchen/Breakfast Room. Double glazed double doors onto rear garden. Oak latch door into Utility room

Snug

12' 1" x 10' 4" (3.68m x 3.15m) Double glazed window to front. Victorian style radiator. Exposed ceiling beams. Feature open fireplace with exposed brick chimney breast.

Kitchen/Breakfast Room

17' 11" x 15' 8" (5.46m x 4.78m) A range of wall & base high gloss units with quartz worksurfaces over & upstands. Inset sink fitted with Franke boiling water & filtered water tap. Built in Miele electric double ovens. Miele induction hob with glass splashback & Miele extractor hood over. Space for American style fridge freezer. Integrated Miele dishwasher. Central Penninsular with quartz worktop over incorporating pan drawers & breakfast bar with lighting over. Integrated wine cooler. Exposed ceiling beams. Double glazed window to side. Victorian style radiator. Herringbone style tiled flooring. Two sets of double glazed bi-fold doors onto rear garden.

Utility Room

Herringbone style tiled flooring. Double butler sink with cupboard under and worksurface over & sink with swan neck mixer tap over. Tiled splashbacks. Double cupboard housing floor standing oil fired boiler. Further cupboards with shelving. Cupboard housing Megaflow hot water tank. Victorian style radiator. Space & plumbing for washing machine. Extractor fan. Built in shelving to recess. Double glazed window to side.

First Floor

Landing

Galleried landing. L shaped with space for study area. Doors to all rooms

Bedroom 1

18' 6" x 12' 1" (5.64m x 3.68m) Double glazed window to side. Double glazed double doors with Juliet balcony overlooking the garden. Two full height windows overlooking the garden. Two wall lights. Victorian style radiator. Herringbone style wood effect Amtico flooring. Oak latch door into Dressing room



Dressing Room

Herringbone style wood effect Amtico flooring. Space for wardrobes & shelving units. Oak latch door into En-suite

En-suite

Large double shower cubicle with soakaway & glass screen. Low level WC. His & Hers vanity wash hand basin with tiled splashbacks. Access to loft space. Double glazed window to rear. Chrome heated towel rail. Extractor fan. Tiled flooring.

Bedroom 2

12' 0" x 9' 5" (3.66m x 2.87m) Wood effect tiled flooring. Double glazed window to front. Exposed brick wall feature. Victorian style radiator. Oak latch door leading to En-suite

En-suite

Four piece suite comprising: Roll top bath, low level WC, pedestal wash hand basin. Double shower cubicle with soakaway enclosed by glass screens. Feature exposed brick wall. Double glazed window to rear.

Bedroom 3

Double glazed window to rear. Ceramic tiled wood effect flooring. Victorian style radiator. Oak latch door to En-suite

En-suite

Suite comprising: low level WC, pedestal wash hand basin. Double shower cubicle.

Bedroom 4

11' 11" x 8' 11" (3.63m x 2.72m) Double glazed window to rear. Victorian style radiator.

Bedroom 5

12' 2" x 6' 4" (3.71m x 1.93m) Double glazed window to front. Victorian style radiator.



Family Bathroom

Four piece suite comprising: Roll top bath, low level WC, pedestal wash hand basin. Double shower cubicle with soakaway enclosed by glass screens. 'His & Hers' circular sink units with mixer taps over & bespoke units with storage below. Tiled splashbacks. Chrome heated towel rail. Slate effect tiled flooring. Double glazed window to rear.

Outside

Double Garage

20' 4" x 20' 4" (6.20m x 6.20m) Two double doors. Power & light.

Garden

Wrap around garden. Large lawn area with well stocked flower & shrub borders. Paved patio area reached via Kitchen bi-fold doors. Ample parking with further central lawn area. Large paved patio area to rear. Water tap. Security lights.

Garden Room

9' 8" x 7' 9" (2.95m x 2.36m) Fitted with power & light.

Store

12' 4" x 12' 0" (3.76m x 3.66m) Planning approved to convert, fitted with power & light.

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12' 4" x 12' 4" (3.76m x 3.76m) Planning approved to convert, fitted with power & light.

Greenhouse

7' 11" x 7' 5" (2.41m x 2.26m) Brick built base with glass sides greenhouse fitted with power.

Agents Note

The property is not connected to mains drainage and instead operates via a septic tank system.

*The owners advise that planning permission has previously been approved for the conversion of the brick-built stores (plans available on request). Footings have been dug and signed off, and we are informed this may mean the planning consent remains valid; however, any prospective purchaser should verify this information with their legal representative prior to proceeding, particularly if intending to convert the buildings

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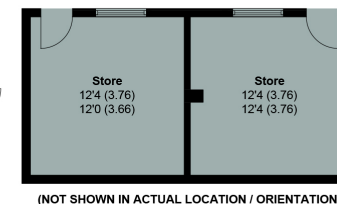
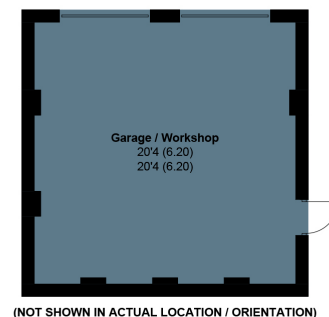
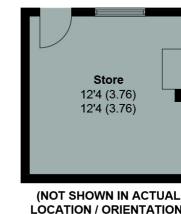
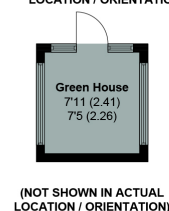
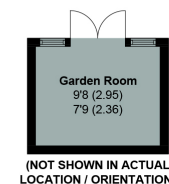
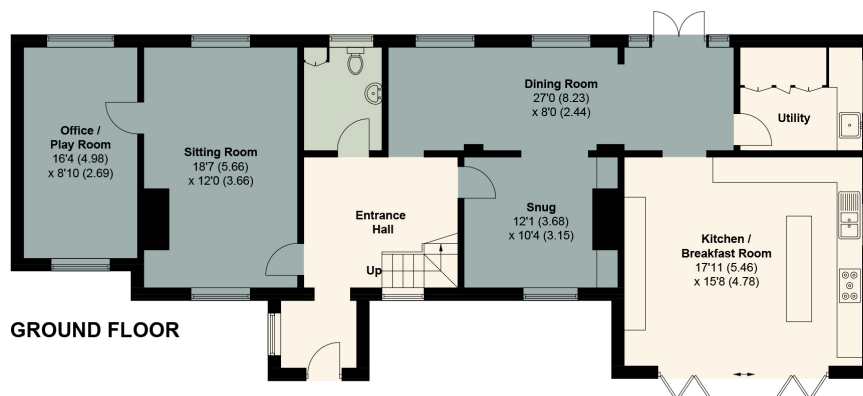
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES







Approximate Area = 235.8 sq m / 2,538 sq ft
Outbuildings = 93.3 sq m / 1,004 sq ft
Total = 329.1 sq m / 3,542 sq ft
(Including Garage)



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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