



26 The Fields, Lower Caldecote - SG19 9AX

Guide Price £600,000



HARVEY
ROBINSON

- Approximately 3 Acres (STS)
- Detached Farmhouse Requiring Completion
- Four/Five Bedrooms
- Large Kitchen/Dining Room
- Two Reception Rooms
- Detached Double Garage
- Barn & Further Outbuildings
- Extensive Paddock & Grazing Land
- Significant Refurbishment Opportunity
- Private Rural Setting in Lower Caldecote





A once-in-a-generation opportunity to acquire a detached farmhouse, extensive outbuildings and approximately 3 acres of grounds and paddock land in a private rural setting.

Having remained within the same family ownership for generations, this unique property occupies a substantial plot extending to approximately 2.986 acres (sts) and presents a rare opportunity for purchasers to create an exceptional country residence in one of the area's most desirable village locations.

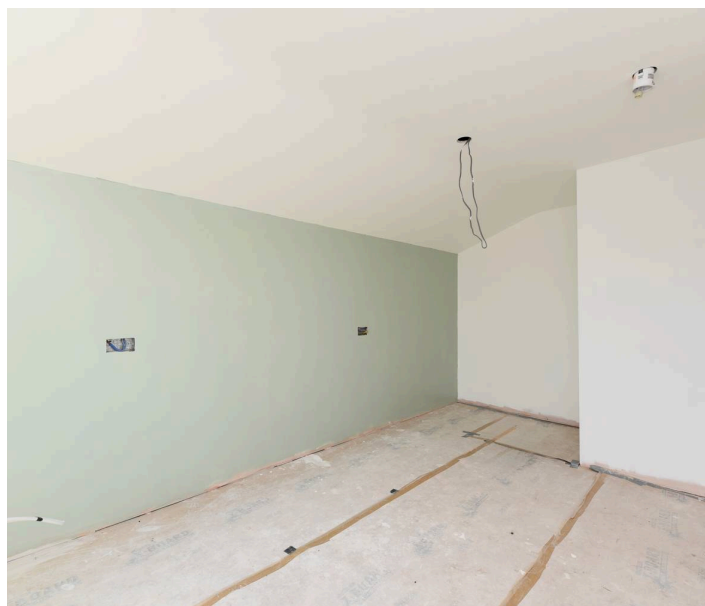
The accommodation has been significantly extended and currently comprises an entrance hall, utility room, a large kitchen/dining room, two further reception rooms and a cloakroom. To the first floor are four/five bedrooms, including ensuite facilities, together with a family bathroom.

Whilst substantial works have already been undertaken, the property remains unfinished and requires extensive refurbishment and completion throughout. A purchaser should note that a kitchen has not been installed, sanitary ware has not been fitted to the bathrooms, and the property is not currently habitable in its present condition. The property effectively presents a blank canvas, allowing an incoming purchaser the opportunity to complete and finish the home entirely to their own specification.

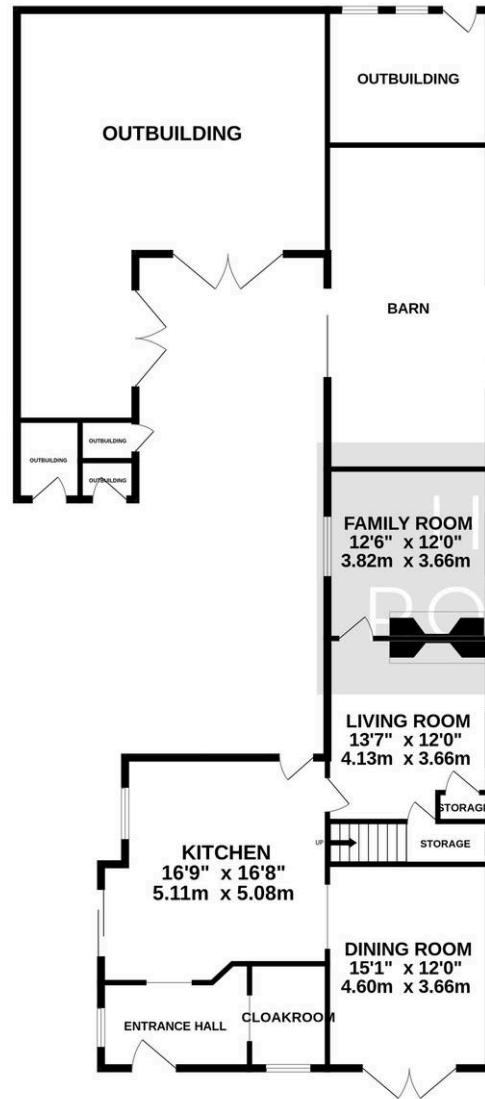
Externally, the property impresses with grounds extending to approximately 3 acres, together with paddock land, a double garage, split-level barn and a variety of further outbuildings. The site offers enormous potential for those seeking a lifestyle property, smallholding, equestrian use, grazing land or simply a substantial family home set within extensive grounds.

Council Tax band: TBD

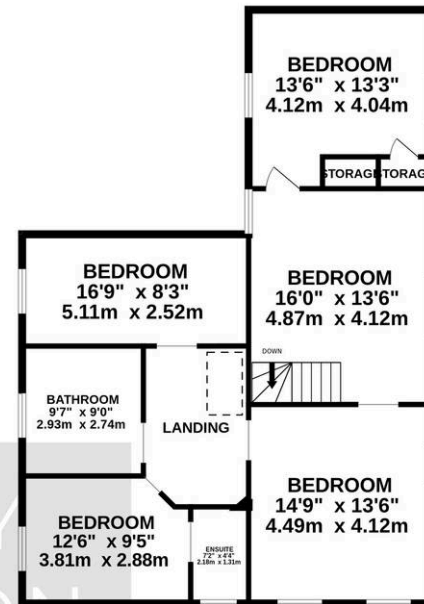
Tenure: Freehold



GROUND FLOOR
1863 sq.ft. (173.0 sq.m.) approx.



FIRST FLOOR
1053 sq.ft. (97.8 sq.m.) approx.





Positioned along a private road within the attractive hamlet of Lower Caldecote, the property enjoys a peaceful rural setting whilst remaining conveniently placed for access to Biggleswade town centre, offering a range of shops, restaurants, public houses and leisure facilities. Biggleswade's mainline railway station provides direct services to London and the North, whilst the nearby A1 offers excellent road links both northbound and southbound.

Properties of this nature are rarely available and offer an increasingly scarce opportunity to acquire a substantial farmhouse, extensive landholding and outbuildings with the potential to create a truly outstanding family home.

Viewing is strictly by appointment only.

Please note: The property requires significant refurbishment, and completion works and is not currently habitable. Purchasers must satisfy themselves as to the condition of the property and are advised to undertake all surveys and investigations they deem necessary prior to exchange of contracts. The acreage quoted is approximate and should be verified by a purchaser through their own enquiries.

