

LODGE  
FARM

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ESTATES

# Lodge Farm

Lt Staughton | Bedfordshire | MK44 2TA

Lodge Farm is an individual equestrian property set in 40 acres of gardens, paddocks and woodland. Sat in the centre of the plot is a large five-bedroom farmhouse, with a swimming pool and tennis court, as well as three further ancillary accommodations.

## Key Features

5 Bedrooms	Outbuildings and Stables
5 Bathrooms	36 acres of Gardens and Grounds
3 Annexe's	13,008 sq. ft. in total

The property is also complimented by a large agriculture building, plenty of stabling and a tree-lined driveway. Lodge Farm sits in the heart of North Bedfordshire just a short distance from the market town of Kimbolton.





## Ground Floor

The property can be entered via a traditional front door, however for ease and functionality the property is predominantly entered through the kitchen via a porch. The kitchen is a large and sociable space with an excellent range of floor and wall-mounted painted shaker-style units, quartz work surfaces and a matching central island. There is a five-door AGA in the heart of the kitchen as well as other integrated appliances including a dishwasher and oven.

There is a dining space at one end of the kitchen which has bi-folding doors that lead straight to the courtyard and stables. At the other end of the kitchen there is a further relaxed seating area. The kitchen is supported with a large boot room and utility space, there is extensive storage in this area and a downstairs WC, this space also has access directly to the courtyard and stables.





## Ground Floor Continued...

Lodge Farm has been extended in recent years creating a significant reception room that is accessed from the kitchen/boot room, this room has a feature central log burner inset into the wall, integrated speakers in the ceiling, and dual aspect views. To the rear of this reception room, there is an office with views over the yard.

From the kitchen to the opposite side of the home, there is a large entrance hall, two further formal reception rooms and an orangery constructed in 2012. This side of the property has a more traditional feel, with the reception rooms benefitting from dual-aspect windows, and open fireplaces with high ceilings. The orangery enjoys views over the formal gardens, the heated swimming pool and the yard. This space is magnificently light and is used as a dining room and entertaining space.





## First Floor

Bedroom one at Lodge Farm is part of the recent upgrades, this generous bedroom has beautiful views over the grounds and Bedfordshire countryside. It is supported by a large ensuite bathroom with contemporary sanitaryware and his and hers sinks. The main bedroom also features a walk-in wardrobe. Bedrooms two and three enjoy views over the formal gardens, they are also supported by their ensuites respectively. Bedroom two features a fireplace, built-in wardrobes and a generous four-piece en suite bathroom with a free-standing bath and walk-in shower.

Bedrooms four and five have views over the front of the property and a tree-lined driveway. Both of these bedrooms have ensuite bathrooms, and there is extensive storage on the landing spaces with built-in cupboards. All of the bedrooms at lodge farm are bright and airy and offer enjoyable aspects over the gardens and grounds.







## Further Accommodation

There are three self-contained annexes at Lodge Farm, the first of these being above the carport which is accessed via an external staircase and is positioned at the end of the tree-lined drive before the main house. This space has a large open plan kitchen/living space, a double bedroom and a bathroom. There is potential to make this annexe larger if required, as there is a bedroom and bathroom on the ground floor and space to convert the carport if required.

The second annexe is in the main yard, again, accessed via an external staircase, this area has a kitchen, a living room, a double bedroom and a bathroom and good storage available. The third annexe is located at the end of the agricultural building this annexe has an open-plan kitchen breakfast room and a bedroom and bathroom. All of the spaces could easily be rented if required to provide further income and offer dedicated parking areas and the availability to add some outdoor space if desired.





## Gardens and Grounds

Lodge farm is approached via a private tree-lined driveway that is flanked by paddocks and grazing horses. The gardens at Lodge Farm are mostly laid to lawn with mature shrubs and borders. The 10 Paddocks with 'Horserail' electric fencing are predominantly located along the main driveway with 2 pony paddocks with post and rail fencing. In total, there are 15 acres of Paddocks with a further 20 acres of land that are used for hay but could easily be utilised as further grazing if desired. There is an outdoor swimming pool with a patio terrace and pool house with a kitchenette. there is also a custom-made pagoda to enjoy time spent around the pool.

As you approach the property there is an in-and-out gravel driveway in front of the main house, the main yard has a concrete base and vehicular access all the way around. The central courtyard houses five stables these are 5m x 4m with 'Scotts of Thrapston' doors. There is a Tack room and feed store in this yard both with secure doors and is alarmed.

The manège is 20m x 48m and is a rubber surface, this is located adjacent to the courtyard and near the large agricultural barn. The barn is that is used for storage of horseboxes but also has 3 further Monarch stables which are 4m x 3m in size.

At the rear of the yard, there is further machinery storage space and a flood-lit all-weather tennis court. There is a jump arena which is 50m x 70m and is a sand and carpet surface. There are 2 further stables in the overflow barn and 3 stables in the old garage these are again Monarch stables and are 4m x 3m in size. The horse walker is a Claydon 5 horse with Easyfix rubber matting.









# Floorplans

## Green End, Little Staughton, Bedford, MK44

Approximate Area = 5145 sq ft / 478 sq m

Outbuilding(s) = 6973 sq ft / 647.8 sq m

Annexe = 772 sq ft / 71.6 sq m

Limited Use Area(s) = 118 sq ft / 11 sq m

Total = 13008 sq ft / 1208.4 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Fitzjohn Estates. REF: 1088303



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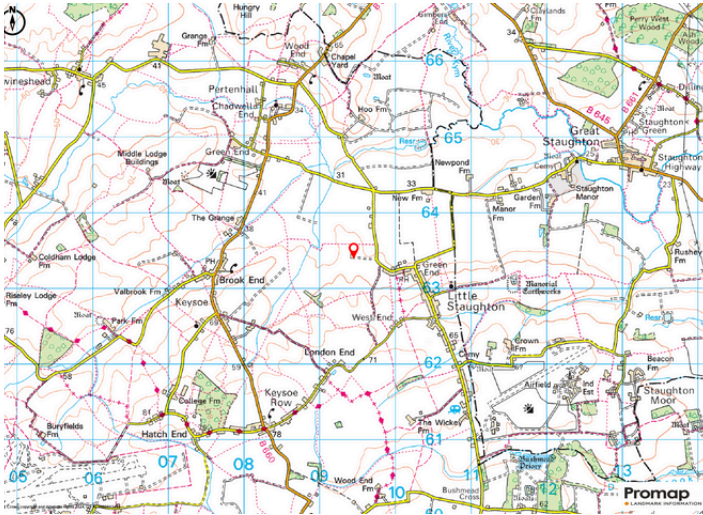
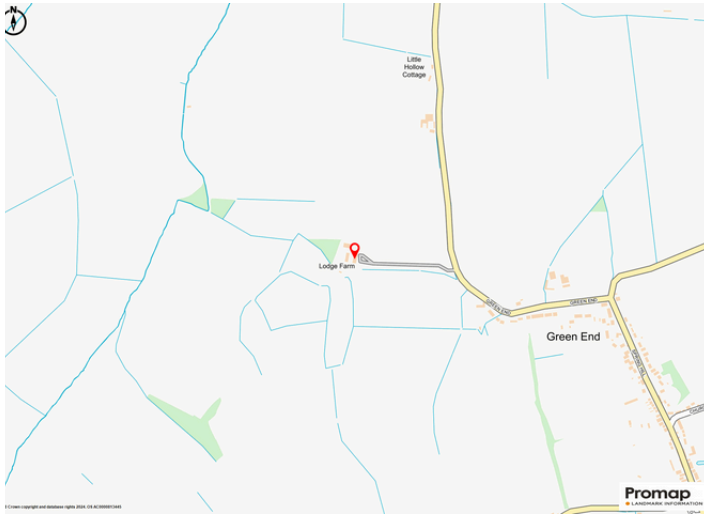
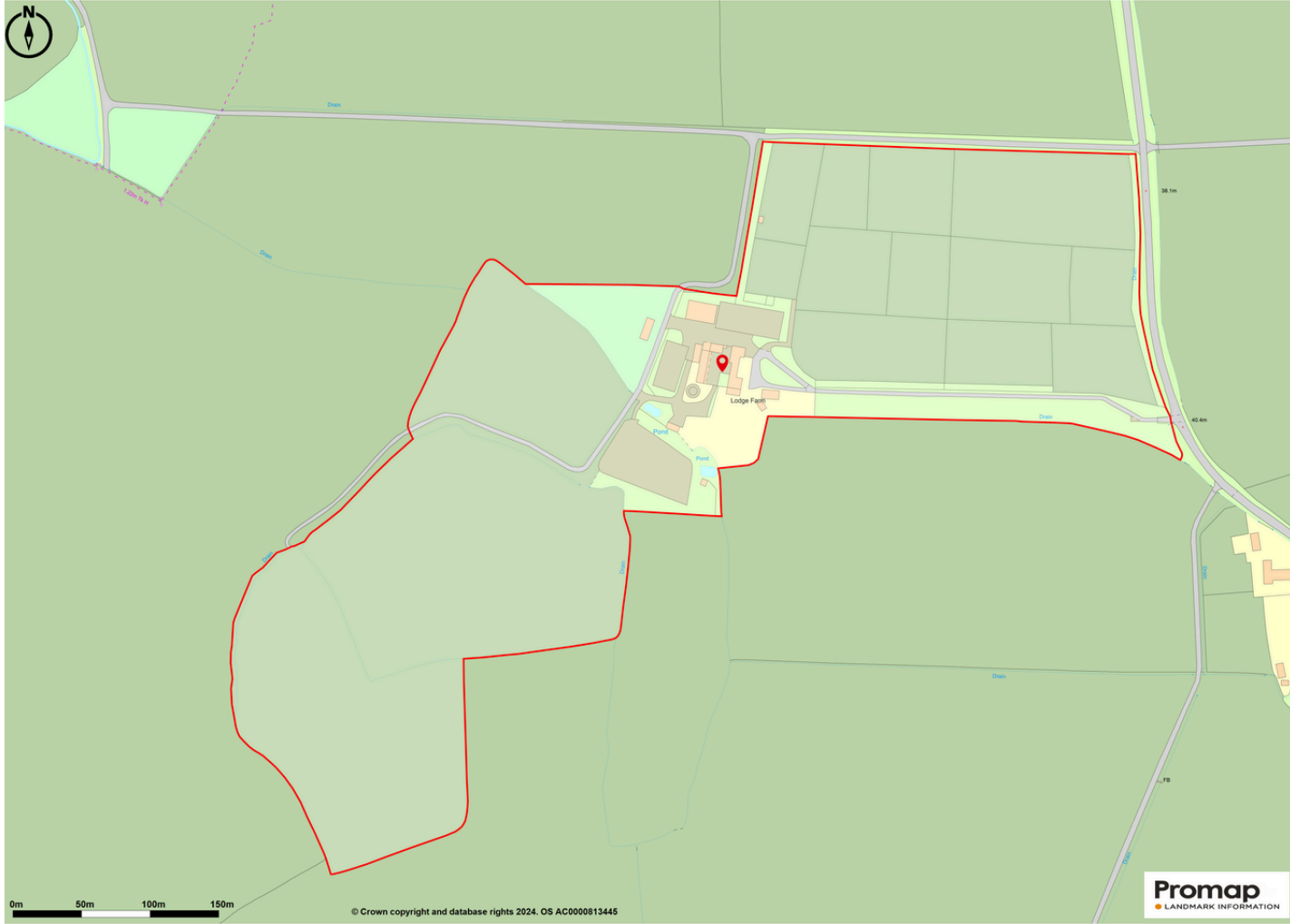


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# About the Area

Little Staughton offers several local amenities, including a village pub, parish church, and a local farm shop. Primary schooling is available in Keysoe, and the village falls within the Sharnbrook Upper School catchment area.

Private schools can be found in the market town of Kimbolton or the Harpur Trust schools in Bedford. Rail links from Bedford and St. Neots provide services to London Kings Cross and St. Pancras, and there are accessible road links to the A1 trunk road and M1 motorway.





### Viewing by appointment only

To arrange a viewing please contact Fitzjohn Estates

 01234 380360    [hello@fitzjohnestates.co.uk](mailto:hello@fitzjohnestates.co.uk)    [fitzjohnestates.co.uk](http://fitzjohnestates.co.uk)

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