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Swan House

Station Road, Turvey
Bedfordshire, MK43 8BH

Freehold | Office,
Apartment & Development
Opportunity

2,578 Sq.ft (239.5 Sq.m)



For sale | £675,000



Amenities



Freehold



Village Location



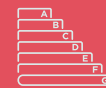
Mixed Use



Parking



Transport Links



EPC

Swan House

2,578 Sq.ft (239.5 Sq.m)

The Main property is a detached two storey Tudor style former public house set within a generous corner plot with extensive parking to the front elevation and spacious gardens to the rear. In addition to this there is a detached single storey former function room.

The property has since been reconfigured and now houses several office suites on the ground floor and a spacious 2 bedroom self-contained apartment above.

Ground Floor

Accessed via the main front entrance to the property the ground floor has several offices/ meeting rooms with a kitchen and WC located to the rear. The offices have the perfect mix of modern décor within the character of the original building. There is a rear door access to the open plan garden mainly laid to lawn and enclosed by fencing.

The space measures approximately 977.3 sq.ft or 90.8 sq.m.

First Floor

The first floor houses the two bedroom recently refurbished, residential apartment. The first floor can be accessed internally and externally via a separate entrance from the side garden. The ground floor lobby provides access to the stairs leading to the spacious first floor landing area providing access to two good sized bedrooms, a lounge, a kitchen diner and a shower suite.

The apartment measures approximately 651 sq.ft or 60.5 sq.m.



More information

Former Function Room Outbuilding

This detached former function room building lies along the right-hand side of the main detached property. This building is single storey with a tiled pitched roof over and has a three phase connection.

The property is made up of an open plan front section with WC, storerooms and Kitchen to the rear. In addition, to the access door to the front

elevation the building has side access doors that open onto the rear garden space of the main property.

The building is in a state of disrepair and would need refurbishment, however the scope of uses for the space is substantial.

The space measures approximately 950 sq.ft or 88.2 sq.m.

External

The property has a generous front driveway for multiple vehicle parking in addition to the open and blank canvas of the rear garden space.

The main building has UPVC double glazing, central heating and is not listed.

Location

Station Road in Turvey, Bedford is a charming and characterful stretch that captures the essence of rural English village life. The road is lined with a mix of period and modern homes, including cosy cottages, more expensive detached houses, and some converted historical buildings that speak to the area's past. Trees and hedgerows frame the street, adding a verdant and serene atmosphere, especially in the spring and summer months when greenery is lush and vibrant.

At one end, Station Road connects to the heart of Turvey, with easy access to local amenities, such as village shops, traditional pubs, and a historic church that accentuates the village's heritage. The River Great Ouse meanders nearby, offering picturesque walking trails for nature enthusiasts, while open countryside stretches beyond, giving residents a sense of tranquillity and space.

Though Turvey no longer has an operating railway station, the history of Station Road evokes the era when rail travel brought commerce and bustle to this quiet corner of Bedfordshire. Today, the road serves as a residential lane that maintains a close-knit community feel, with friendly neighbours and a welcoming ambience characteristic of traditional English villages. The surroundings are ideal for those seeking a blend of history, nature, and village charm, all within a short drive of nearby towns like Bedford & Milton Keynes.

Locations

M1, junction 13: 11 miles

A428: 1 mile

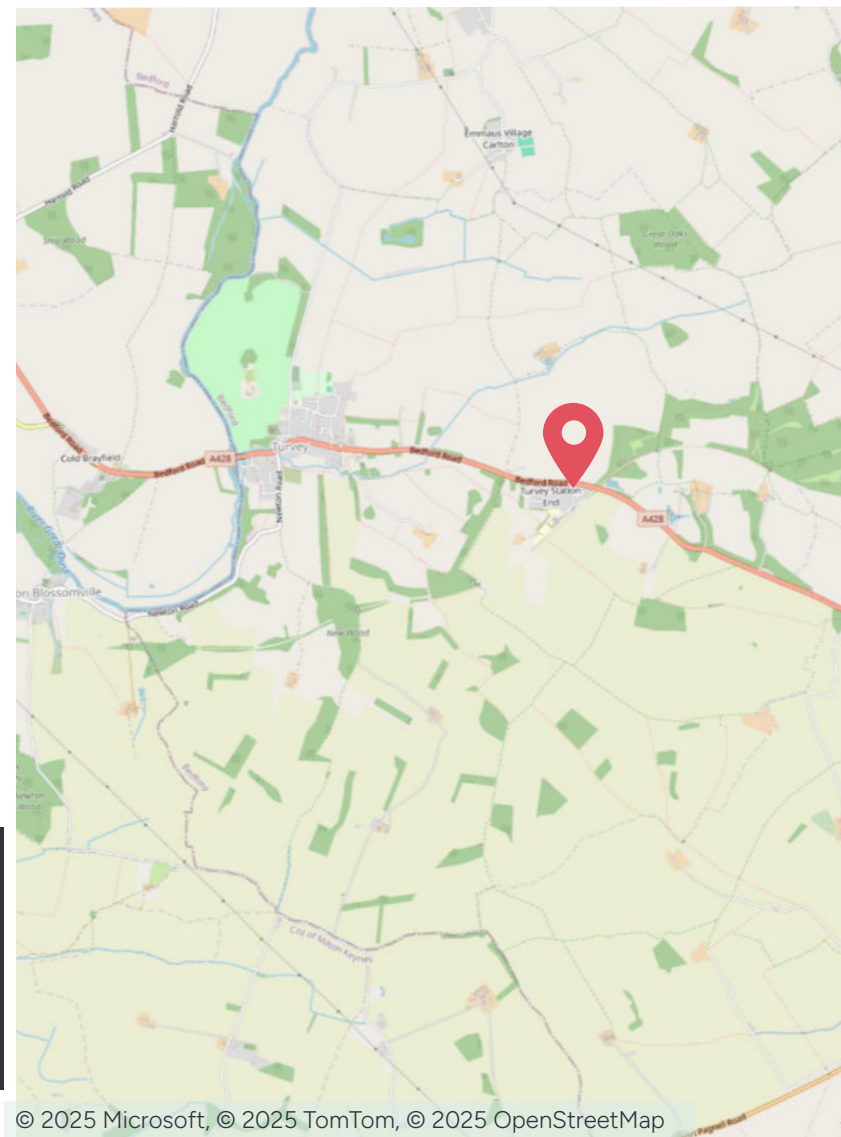
A1: 9 miles

Nearest station

Bedford: 12 miles

Nearest airport

London Luton: 31.8 miles



Further information

Asking Price

Freehold title for sale at a guide price of £675,000 exclusive of VAT.

Planning

The current permitted uses of the site fall within use class E & C3 of the Town and County planning order updated from the 1st September 2020. Scope for developments STP.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Ground Floor Offices

Rateable Value: £12,000

Rates Payable: £6,120

2025/2026 Rates Payable 0.499p in the £.

EPC

Commercial: E - 106

Residential: D - 65

Council Tax

Residential Flat: Council Tax Band B.



Floor	Sq.ft	Sq.m
Ground Floor Office	977	90.8
First Floor Residential	651	60.5
Former Function Building	950	88.2
Total	2,578	239.5

Further information

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Location

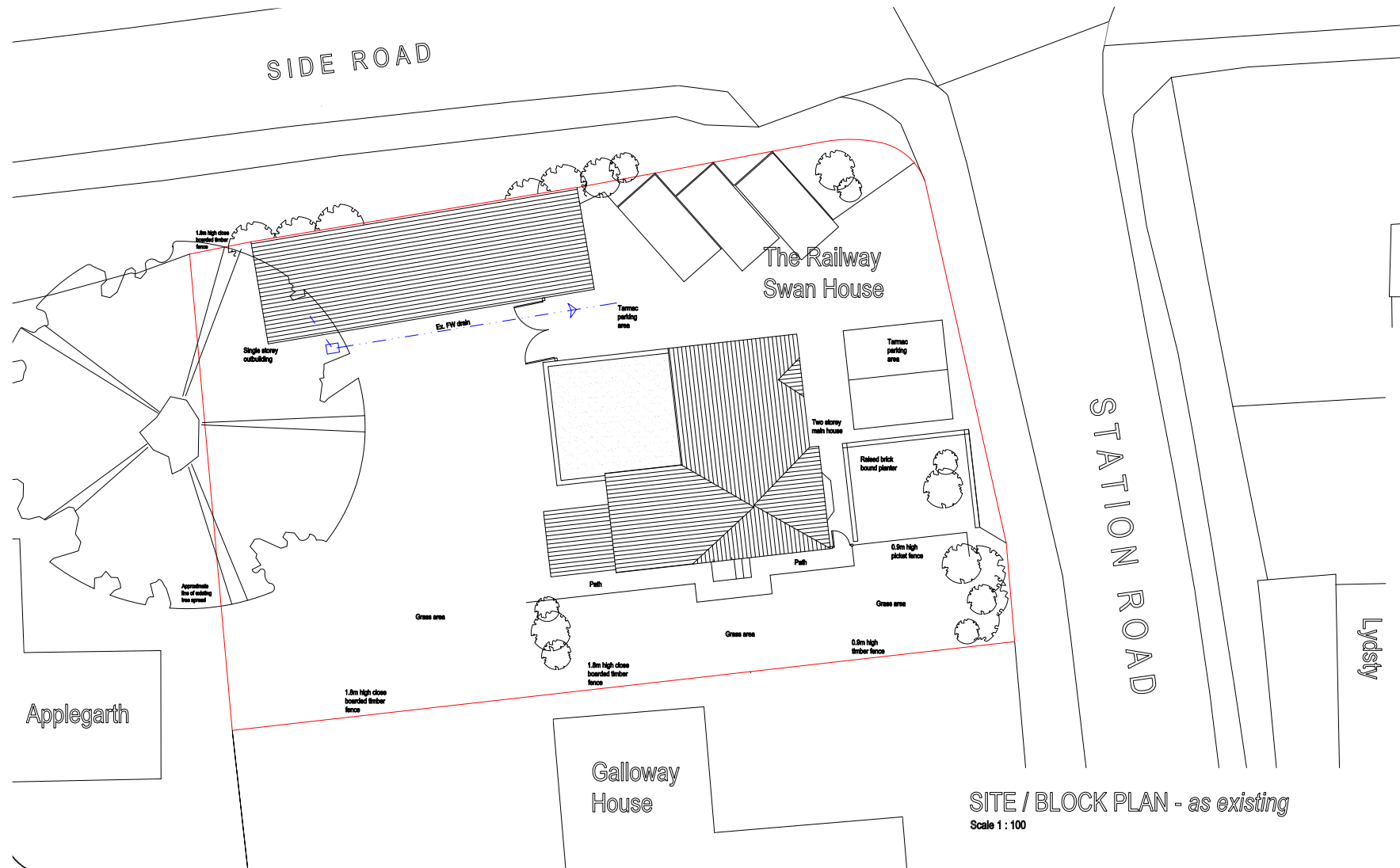
Address: Swan House, Station Road, Turvey, Bedford, MK43 8BH

What3words: ///overcomes.enable.talker





Existing Site plan



Contact us



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Particulars dated July 2025. Photographs dated June 2025.



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