

31 The Marsh

Carlton, Bedfordshire, MK43 7JU



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







One of the Best Spots in One of the Best North Bedfordshire Villages

Occasionally, such an exceptional opportunity comes along which is so rare that it just has to be seized. This unlisted, 4-bedroom family home – two former 17th century farm cottages combined, with later extensions - is one such opportunity. It's not just that this lovely, detached cottage has been in the same family for nigh on half-a-century and that it's in the sought-after village of Carlton, it's that it stands on over three quarters of an acre with views to die for; not to mention garaging, outbuildings and gravelled parking for numerous cars. Oh, and there are even exciting development possibilities.

The historic village of Carlton lies in the heart of the beautiful North Bedfordshire countryside, unusual for being easy to travel from yet so peaceful to come home to, far enough away from any major roads to avoid the sound of constant rushing traffic. Unusual too for having its own outstanding little primary school, great pubs, playing fields left by an old Carltonian to the children of the village, magnificent 1000-year-old church, popular allotments and a brilliant little post office and shop, famed for its fresh local produce. Surgery and all manner of sporting facilities are nearby.

The village also has an unusual number of delightful, circular, countryside walks, though your dog will no doubt also want to meet friends at the lovely country park on the other side of the ancient bridge spanning the beautiful River Great Ouse. Carlton is in the catchment of the secondary academy and sixth form just a cycle ride or short bus journey away in the larger village of Sharnbrook, and there's also a good bus service to the county town, its world-renowned Harpur Trust private schools and its fast trains to London and elsewhere. A rural idyll, yet so well connected.



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AT A GLANCE

- Main bedroom suite, with dressing room and shower room
- Three further bedrooms, including one single
- Family bathroom
- Enclosed porch (with coat and shoe cupboard)
- Kitchen/Breakfast room, with Neff circotherm oven and combi oven/microwave above, ceramic hob and chimney hood. Dresser by discussion.
- Utility area, once separate, now open to kitchen, with space for washing machine and tumble-dryer
- Dining room, with inglenook fireplace
- Sitting room, with inglenook fireplace
- Family room/Study, with feature fireplace (not open)
- Conservatory
- Hall, with cloakroom
- Modern Vaillant gas boiler, radiator central heating (flushing of radiators recently carried out) / Airing cupboard with new water tank and immersion heater
- Double glazed timber windows (the only exception being the timber bow windows)
- Garage / Barn with stable door / Garage/workshop / Second barn – all adjoining each other
- Extensive gravelled driveway parking
- 0.8-acre plot, including gardens front and back

FURTHER FACTS & FIGURES

- Superfast fibre internet connectivity
- Bedford Railway Station: 9 miles – fast trains to London: 39 minutes / Milton Keynes: 17 miles
- Sharnbrook Academy and 6th Form: 4 miles / Carlton CofE Primary School: 300 yds
- Village Stores / Co-op in adjoining village / Supermarket in Olney: 6 miles



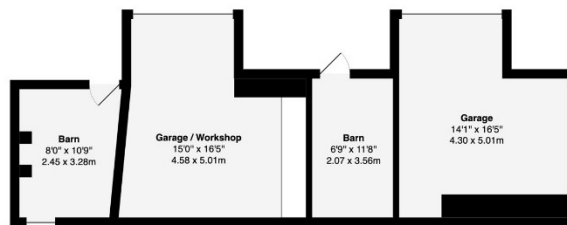
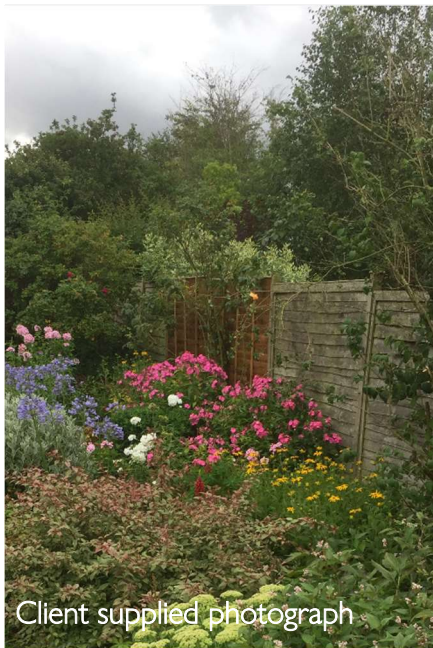
Pootle along to the very end of the lovely no-through lane passing other gorgeous stone houses. Just before the private drive leading to one of several working farms with which Carlton is blessed, your new home is set back with its pretty front garden opposite open fields. Turn through the 5-bar gate into your gravelled drive and the cares of the day melt away.

What a setting! And what a place to raise a family. Is it any wonder that it's taken over four decades for a chance to own this lovely cottage? This is a location where children can be free to make their own adventures. It's where it seems perfectly natural to see a young family skipping to the village school with dog – and cat – in tow. This is a cottage surrounded by fields full of nature and wildlife, with its own land to boot – a lawn where you can still see the outline of a full-size grass tennis court (which could be restored), with borders which have been lovingly tended over many years and which burst into life come spring. This is a south-facing garden with beautiful magnolia, fig, flowering cherry, and oak trees – not to mention apple and pear survivors of an old orchard. Delightful!

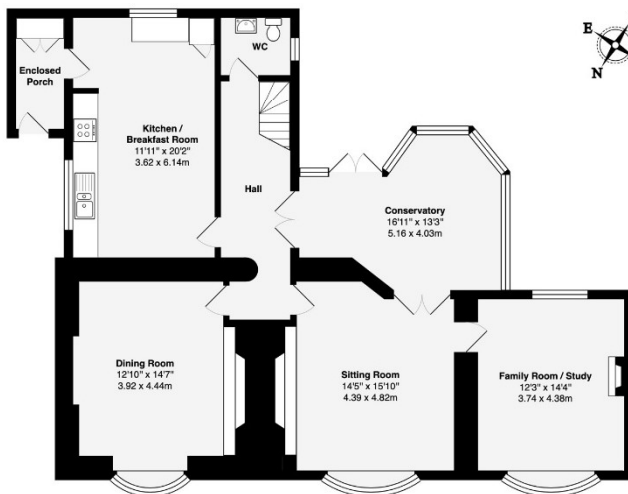
Inside, you have all the rooms you envisaged and then some; a conservatory that has been much loved over the years and others that allow you a choice as to how you use them. This is a home oozing with personality. Beautiful beams (some with old hooks that spark the imagination), display niches and recesses in thick stone walls, deep sills, and not one but two gorgeous inglenooks. Can there be anything nicer than to come home following that long, winter riverside walk to coffee, cake and cosy fire, logs ablaze in fireplaces that have generations of stories to tell?

Sleeping in romantic bedrooms must come a close second. And, even if you must duck to get into one, few can be as romantic as these, not least the main bedroom suite, with its beautiful timbers, its lovely outlook and, whilst you may wish to update it, its super dressing room. You will no doubt wish to put your stamp on other rooms too, such as the kitchen and bathroom, but the scope for creating everything you ever dreamed of is clear. The outbuildings even suggest a possible annexe for elderly parents, or an income-earning holiday home, perhaps. What a find!

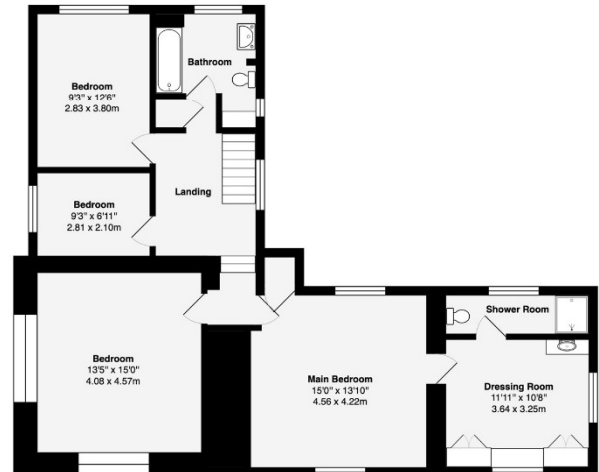




Outbuildings



Ground Floor



First Floor

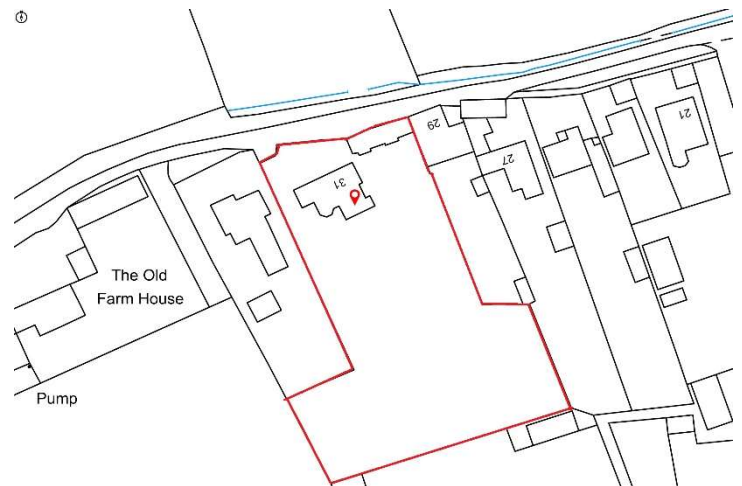
Total Area: 2436 ft² ... 226.3 m² (excluding Garages/Workshop, Barns)
Total Area including Garages/Workshop, Barns: 3051 ft² ... 283.5 m²
Area of Garages/Workshops, Barns: 615 ft² ... 57.2 m²

This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.

ARTISTRY
PROPERTY AGENTS

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To discuss this unique home or one you wish to sell, please contact us.

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