

Abbey View, Church End

Elstow, Bedfordshire MK42 9XT



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Exciting, Energy Efficient, Barn Conversion – Mostly on One Level – in Glorious Spot in John Bunyan’s Birthplace

Almost all on one level, a quite superb 4-bedroom, 4-bathroom, u-shaped barn conversion in the village of Elstow, with garden between and lovely, vine-bedecked courtyard at the back. With nearly 3000 square feet of fabulous living space, a garage and loads of driveway parking behind electric gates (with your very own beautiful old postbox), Abbey View, as the name suggests, stands in a special spot within the conservation area and the curtilage of the neighbouring Grade II-listed Old Vicarage.

You can scarcely believe it. One minute you’re in the quiet, peaceful backwater of Elstow, the next you can be in the heart of the market town of Bedford, with all the facilities you’d expect of the County town, including its world-renowned Harpur Trust private schools. It’s just a 2.5-mile cycle ride to Bedford Station, from where you can be in London in under 40 minutes. In no time, you can be on the A6, with Luton Airport less than 20 miles away, and the A421, which you can zip along on your way to Milton Keynes and the M1, and in the other direction to the A1, the A428 and on to Cambridge.

Yet here it’s as if you’ve gone back in time. What an amazing approach to your new home past 13th to 17th century, timber-framed cottages, listed Grade I, II and II*. Turn in to the no through Church End and the story continues. The C15th Moot Hall, originally built as a market hall for the Benedictine Nunnery, Elstow Abbey, stands on the village green, where John Bunyan whiled away many an hour as a boy playing ‘Tip-cat’. Extraordinary fairs held there to raise money for the Abbey were Bunyan’s inspiration for the “Vanity Fair” of his world-famous book “The Pilgrims Progress”. He was baptised in the Abbey church, part of which is now the Parish Church of St Mary and St Helena. What an inspirational environment in which to live.

It seems almost greedy to also have a C15th village pub, lovely tea gardens at the C11th Abbey, the St Helena fine dining restaurant, a super little primary school, village shop, surgery, playing fields and parkland, with lovely community picnic spot beside Elstow Brook. Easy travelling, every facility to hand and all that incredible history in one special location.



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AT A GLANCE

4 double bedrooms, 4 bath/shower/wet rooms :

- Main bedroom suite, with dressing area fitted wardrobes and Bathroom (bath / separate shower) / 3 further double bedrooms (one upstairs), all with Shower rooms, 2 with built-in wardrobes
- Kitchen/Breakfast/Dining/Family Room – Appliances: undermounted stainless steel 1.5 bowl sink; bin system; integrated dishwasher; Quooker all-in-one tap (including boiling water); water softener; 2 electric built-in ovens/microwave oven and warming drawer; induction hob (gas point under); downdraft extractor; pop-up power points and usb sockets)
- **Sitting room**, with **Music area**; Fondis stove between
- **Utility room** - spaces for washer and ducted dryer; 2 Vaillant boilers (for heating and water); Telford Tempest Indirect unvented hot water / **Boot room**, with fitted shelving / **Basement Gym** (with auto water pump and air circulation system – stair treads slide out for storage) / **Inner hall** / **Office** / **Main hall** and **Cloakroom**
- Mains gas-fired underfloor central heating / 2 electrical circuits / Battery back-up to automatic basement pump / Fully insulated walls, roof & floor / Hardwood, high performance windows and doors / Remote-controlled window blinds and Velux windows / Remote-controlled front gates, with security camera system inside house
- **Garage** / Driveway parking for numerous cars / **Gardens** – to either side of house, including Indian sandstone courtyard garden at back / New well set into drive fed by harvested rainwater, with electrically operated antique pump



FURTHER FACTS & FIGURES

- BT Superfast fibre broadband availability / Council tax band: F / EPC rating: C
- Bedford Railway Station: 2.4 miles – fast trains to London: 39 minutes
- Primary school in village (Ofsted rated: Good) / Bedford Girls': 1.5 miles walk; Bedford Boys': 2 miles
- In village: Shop; surgery; pub; Parish Church at Elstow Abbey; Abbey tea gardens; St Helena restaurant



View of Elstow Abbey from the village green (next to Abbey View)

You would never know Abbey View were there unless you were looking from the top of the church tower. Nor, would you guess that the gorgeous, grape vine and wisteria-clad, red brick and clay tiled roofs once sheltered cows and cars belonging to the late C18th Old Vicarage. Or that the wonderful hub of the home linking the two sides was built only about ten years ago at the same time as the conversion of the barns. Abbey View is full of surprises.

The old well pump from the vicarage is in the garden, yet here it pumps, electrically, harvested rainwater from the guttering. Doors and windows are hardwood, with high performance glazing. Control the blinds remotely. Insulation is top notch. There are no radiators taking up space – heating is all under the floor. Top of the range appliances in the kitchen include an all-in-one Quooker hot tap. Touch a button and a downdraft rises from the island to suck steam away from the induction hob. Flick a switch in one of the bedrooms and its window turns opaque. Wow! Hi tech and history combining in perfect harmony.

Fabulous oak or porcelain-floored living space, full of natural light and height, amazing, vaulted ceilings in almost every room - with the most beautiful oak beams. The huge sitting room is separated by a hugely expensive Fondis double-sided stove. Tickle the ivories on one side, relax on the other in the utmost comfort following that winter walk along the river.

Take time out from your study to work out in the basement gym (designed for a sauna too if you wish). Go up to just one bedroom, with everything else on the same level. Guests will love to stay, falling asleep under the stars, waking up to an invigorating shower in the super wet rooms, flinging open French doors for morning coffee in the walled courtyard, with its glorious grape vine, honeysuckle and scented lavender.

Abbey View is designed for entertaining - and for those on two feet, four feet, or in wheelchairs. Cook, dine, relax in one beautiful space, bifolds opening the entire room to both courtyard and garden, with young bay and olive trees set into the lawn and pretty flower beds. Quite some home, in quite some spot.





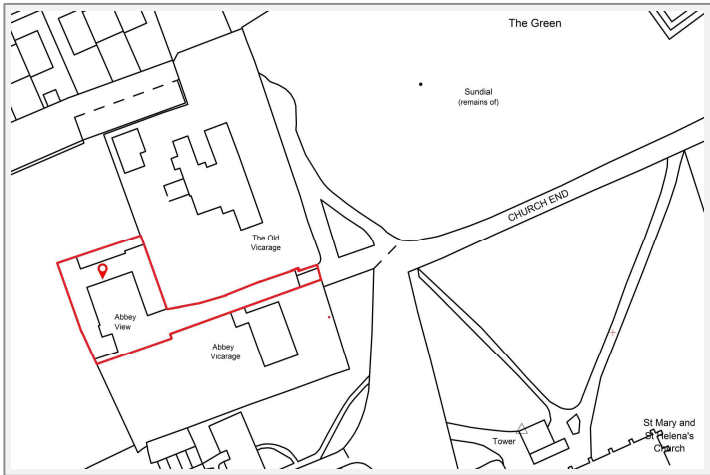
Area of House: 2651 ft2 ... 246.3 m2
Area of Garage: 260 ft2 ... 24.1 m2
Total Area: 2911 ft2 ... 270.4 m2

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.





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

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