

Orchard Cottage, Top Row

Bletsoe, Bedfordshire MK44 1QL



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Gorgeous Thatched Cottage, With Delightful Garden at End of No Through Village Lane

A wonderful, late-18th century, extended, 3-bedroom cottage at the end of a row of similarly beautiful Grade II-listed country cottages that were re-thatched in 2015. Stretching all the way down to a village orchard that gave the cottage its name, its front garden is a joy, whilst at the back, there's also a lovely, private, courtyard garden. With its own driveway and plenty of other parking space just outside in the no through lane, Orchard Cottage is set, peacefully, within a few paces of fields, in the historic, Bedfordshire village of Bletsoe, which is known for its close-knit community.

The village is only about six miles from the County town of Bedford, with its fast trains to London, and its world-renowned Harpur Trust private schools. The catchment primary school is in nearby Riseley while the secondary school and another primary school, all recently rated 'Good' or 'Outstanding' in all areas by Ofsted, along with a surgery and shops, not to mention the Mill Theatre, is in the larger village of Sharnbrook on the other side of the A6. A farm shop there is just a mile from your new home.

Orchard Cottage was formerly two cottages built for the workers of the St John family estate, remaining in the estate, along with much of Bletsoe, until as recently as 1955. This lovely, little village is full of historic buildings, not least the moated, Grade II* Bletsoe Castle a few hundred yards away, where Margaret Beaufort, the mother of Henry VII, the first Tudor king, was born.

Wander down the lane and through the orchard to Sunday service at the glorious C13th Church of St Mary, followed, perhaps, by a superb lunch at the C17th Falcon Inn, where the garden runs down to the River Great Ouse.

The village hall, playing fields and children's play equipment are just behind your new home, while your dog can take you on a long walk from there through the fields. A super place to live for all the family.



Photo of the garden in summer supplied by client

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AT A GLANCE

- 3 double bedrooms, two with built-in wardrobes
- Upstairs shower room
- Downstairs bathroom
- Kitchen/Breakfast room, with Pantry and peninsular – Appliances: ceramic 1.5 bowl, single drainer sink; Neff integrated dishwasher; Belling range cooker, with 7-burner gas hob and chimney hood; Whirlpool integrated fridge/freezer / Terracotta wine niches built into wall
- Utility room, with space for washer, dryer and freezer
- Dining room – door to courtyard garden
- Sitting room, with multifuel stove
- Snug, with open fire
- Entrance hall and inner hall
- Loft storage space in both the extension and the old house, light in both, ladder and boards in the latter
- Mains gas central heating – Worcester boiler / Part double-glazed windows
- Front Garden, with hexagonal summerhouse and shed (both might need attention), with gate to lane and to other cottages in the row
- Driveway parking for one car - or two if the shed is removed
- Courtyard-style Garden at back of cottage, with gate to lane
- Outside power and taps

FURTHER FACTS & FIGURES

- Fibre to the cabinet broadband connectivity / Council tax band: F / Grade II / Conservation area
- Bedford Railway Station: 6.3 miles – fast trains to London: 40 minutes / Private schools in Bedford
- Catchment schools: Sharnbrook and Riseley
- Farm Shop: 1 mile / Co-op and other shops in Sharnbrook / Rushden Lakes Shopping: 11.5 miles / **In village: Falcon Inn – 700 yards**



Surrounded by wisteria and sweet-scented honeysuckle, two lovely front doors, not to mention a hidden staircase inside, hint at your new home's history as two, separate 18th century cottages. Yet they've been brought together seamlessly to create a super home for the 21st century family, albeit one where its enormous character has been preserved as a constant reminder of its heritage.

Beautiful beams, wall timbers above the exposed brick plinths and latch doors in every room ensure that there's a feast for the eyes at each turn. Look closely at the timber frame and you can see etched Roman numerals, which let the 18th century builder know which length fitted to which.

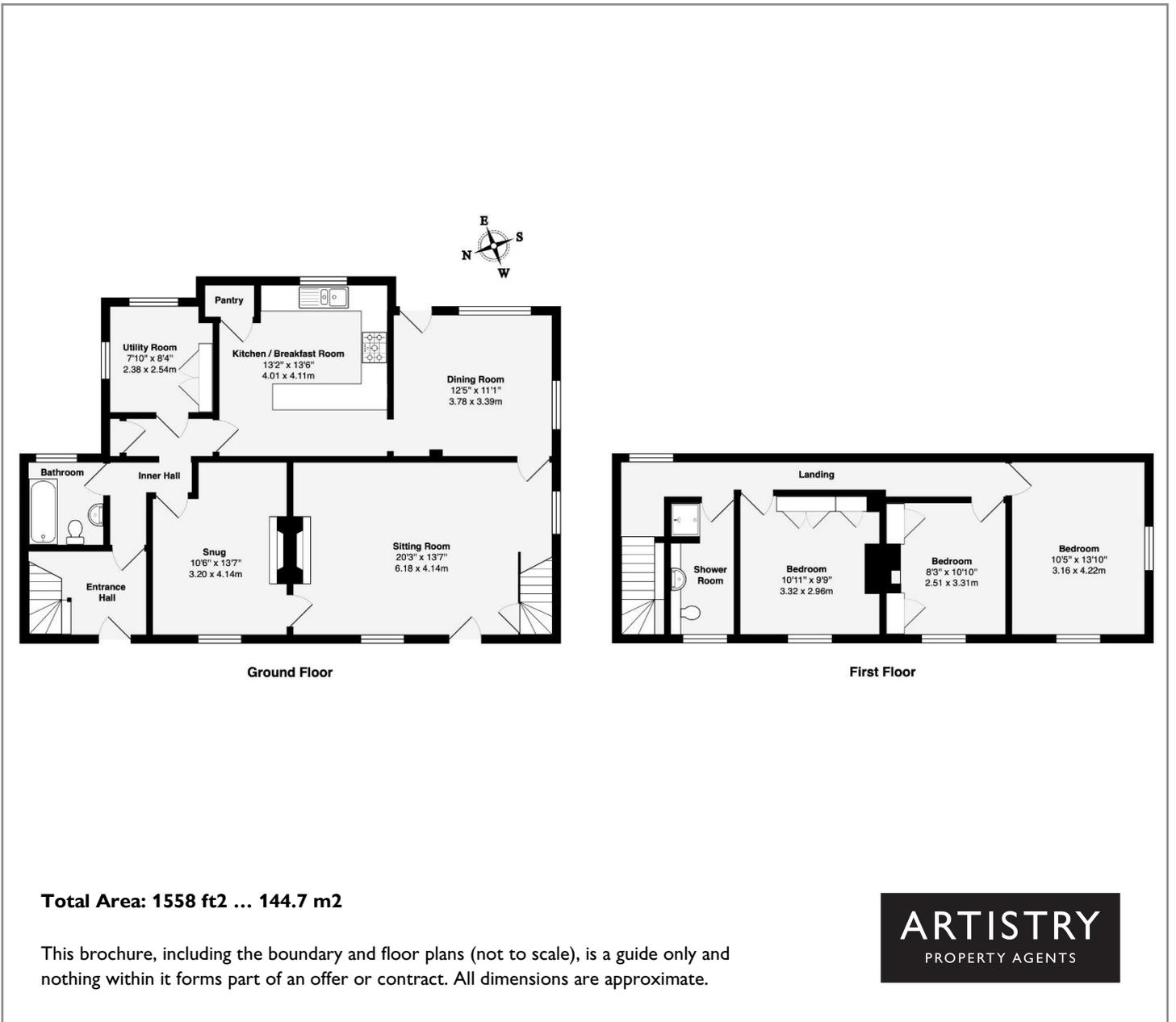
Even in the extension, the wonderful, reclaimed, curved beam of the kitchen looks as if it's been there for 250 years. The wattle and daub of what was the original back wall of the cottages most certainly has, and a section has pleasingly been left on view behind glass. This is a home beneath its thatch which remains cooler in summer and warmer in winter, with its gas central heating enhanced by cosy log fires. It's a home with plenty of natural light and versatile space.

You have a snug, with open fire, that was once the dining room; as well as a sitting room, with multifuel stove and space for a desk tucked away. You have a utility room that's as large as some kitchens; and a kitchen, with a pantry, that's open to the dining room. But it's your choice how you use all this space. You even have, to add to the shower room upstairs, a bathroom near the kitchen, where young children can splash about while you're preparing dinner.

Upstairs, the long, narrow landing stretches the entire length of the cottage, leaving all three of the lovely, sloping-ceilinged, beautifully timbered bedrooms, including one currently used as a nursery with a wonderful, jungle wall scene, looking over the front garden - a view that will have you springing out of bed each morning.

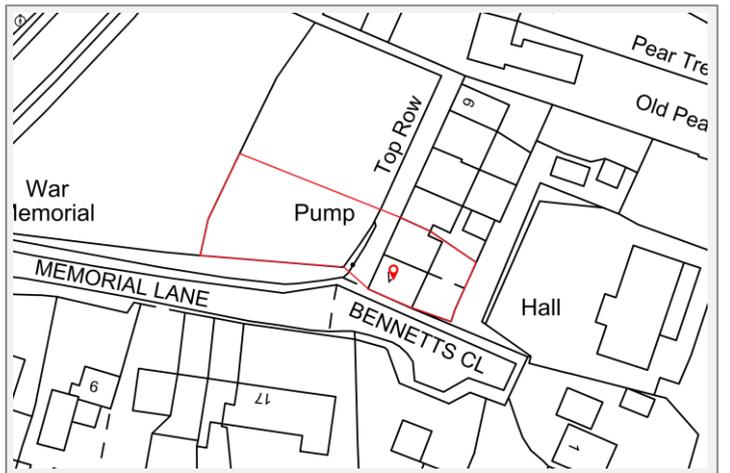
With coffee in the courtyard come springtime, perhaps; and an evening glass of wine in the garden, the air filled with birdsong from beautiful, weeping willow and silver birch, as well as lovely, old blossoming apple and lilac trees. A sea of daylilies, wild primroses, bluebells and daffodils runs around the lawn down towards the pond, where water forget-me-nots, lilies and rushes prove a magnet for wildlife. Delightful!





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