

# Manor Cottage, High Street

Stagsden, Bedfordshire MK43 8SG



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY



Village common, view from garden



Rear Courtyard, access to Annexe & Workshop



Garden, overlooking village common



Village Church (across the lane)

## Breathtakingly Beautiful 19<sup>th</sup> Century Home, with Annexe and Far-Reaching Views

Complete with separate 1-bedroom barn conversion, Manor Cottage is a wonderful, 4-bedroom stone home, the sheer beauty of which stops you in your tracks. With lovely gardens, gravelled parking for at least 4 cars and super views toward the golf course, it overlooks Stagsden village green and has planning in place to convert a second barn, which is currently a garage and workshop.

For a rural Bedfordshire village, Stagsden could barely be better placed, just 4.5 miles and 10 minutes from the County town, home to the world-renowned Harpur Trust private schools and from where fast trains reach London in under 40 minutes. You can zip round on the A422 to Milton Keynes in just 20 minutes and Luton Airport on the A6 and A421, just 25 miles away. The catchment schools in Bromham and Biddenham, both rated 'Good' by Ofsted, are only 2.5 and 4 miles away respectively.

Yet there's so much in Stagsden itself, the sense of community emphasised by a wonderful village sign carved by a villager and surrounded by raised beds from where you can help yourself to herbs. There are thriving allotments and a village hall which hosts all manner of events, including pop-up pub.

The beautiful, Grade I-listed, 13<sup>th</sup> century Church of St Leonard is just across the lane, as is Brown's Farm Shop where you can treat yourself to coffee and cake, and choose from a fine selection of meats, cheeses and vegetables. If you're a keen golfer, the oldest course in the county, complete with 19<sup>th</sup> hole overlooking the 18<sup>th</sup> Green, just happens to be in the village, less than a mile's stroll from your front door. Moreover, the village is blessed with its fair share of wonderful, circular countryside walks.

Manor Cottage was once three, built in 1855 for workers on Manor Farm just across the lane. Each cottage had a scullery and living room downstairs and a large bedroom upstairs. Arches on the landing give you an idea of the thickness of the walls that separated them. The annexe and garage were then washrooms, coal stores and privies. How amazed those workers would be to see the superb family home that their cottages have become today.



Access to Garage from St Leonards Close



# Manor Cottage, 23 High Street

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## AT A GLANCE

Main House: 4 double bedrooms, 3 bath/shower rooms / Annexe: 1 double bedroom, 1 shower room

- Main bedroom suite, with dressing room and shower room
- 3 further double bedrooms in main house, one with shower room, two with Victorian fireplaces
- **Double bedroom in Annexe**, with Shower room and little hall (planning granted to extend to other barn)
- Bathroom, with freestanding, cast iron bath (with bath/shower mixer) and airing cupboard
- Landing / 3 hatches to extensive loft space
- Kitchen/Breakfast room, with Island and multifuel stove. Appliances: 1.5 bowl, single drainer ceramic sink; Smeg 5-burner gas range cooker (LPG); spaces for washing machine, dishwasher and fridge/freezer / cupboard interiors include wicker baskets
- Hall, with built-in coat cupboard and Cloakroom
- Gas (LPG) radiator central heating (Vaillant boiler – installed 2021) / Underfloor electric heating in Annexe / Security system / Secondary Glazing
- **Garage/Workshop/Bike shed, with planning in place for conversion**, including joining up with Annexe barn conversion
- Gardens, including courtyard garden, with shed, hidden side area for LPG bottles and hidden area for bins/compost etc. **Overlooking village common.**
- Gravelled, gated driveway parking

## FURTHER FACTS & FIGURES

- BT Full fibre 900 broadband availability (BT's best service) / Council tax band: G / EPC rating: F
- Bedford Railway Station: 4.5 miles – fast trains to London: 39 minutes
- School catchment: Bromham Primary: 2.4 miles / Biddenham International College & 6th form: 4 miles / Harpur Trust private schools: 4.5 - 5 miles
- In village: Golf Course / Brown's Farm shop



Take a moment to admire your new home - cast iron diamond-patterned windows set into rose-clad stone walls beneath the decorative rows of the old clay-tiled roof and its striking chimneys. So beautiful!

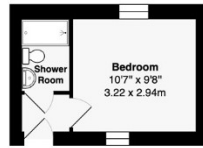
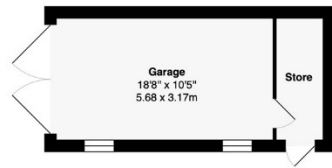
Step inside onto the original quarry-tiled floor which runs through a hall large enough to sit and wait, impatiently, with your dog, for tardy members of the family to be ready for that countryside walk; into the lovely room that's itself waiting, maybe, to have its fireplace opened and, certainly, for many happy gatherings with friends over dinner; and through one of the many lovely, ledged and braced doors into a kitchen and breakfast room that stretches the entire depth of the house, with granite-topped island and hand-built Shaker furniture painted in Farrow & Ball, a room that, whatever changes you might like to make here, is always likely to remain the hub of the home.

Yet you also have, on the other side of the house, a similarly spacious, and very peaceful, sitting room, also with multifuel stove primed to welcome you back from that winter walk with a roaring log fire.

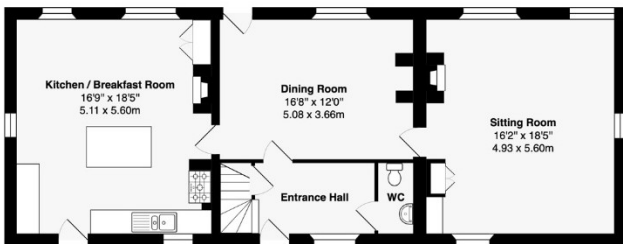
At the top of the staircase, itself distinctive, individual bedrooms that are everything you want – all a great size with oodles of character, some with Victorian, Falkirk fireplaces and all with a super outlook to wake up to, whether across the village toward the church or over countryside toward the golf course. And as well as the shower rooms, a beautiful bathroom, with wonderful, claw-foot cast iron bath in which to wash the cares of the day away.

And the beautiful, beamed and vaulted-ceilinged annexe? Ideal for an elderly parent, but perfect, too, for Airbnb, with particularly private courtyard for summer breakfasts and evening glass of wine, Jasmine-clad arbour at one end, fragrant honeysuckle arch at t'other, lovely rose climbers between - you'll be fully booked. And the family can enjoy the wonderful outdoor space at the front, its bee-friendly borders, Hawthorn and Mirabelle Plum trees in one corner, Green Ash in the other, an unusual Japanese Dogwood tree to the side. Young apple trees on the green are ready to burst into blossom come Spring. A delightful garden for an exceptional home.

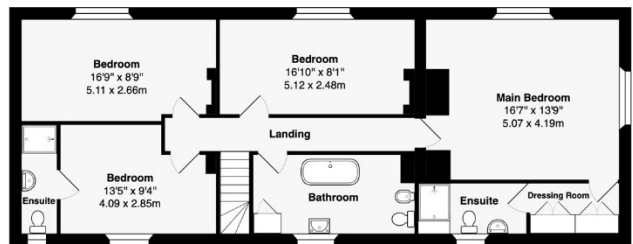




Annexe



Ground Floor



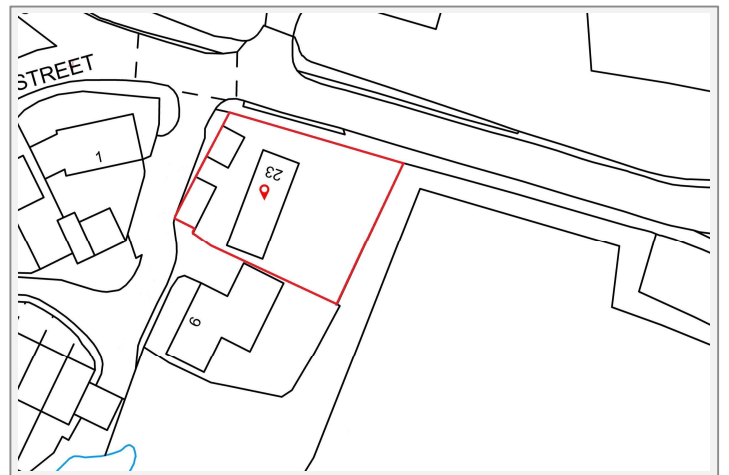
First Floor

**Area of Main House: 1894 ft<sup>2</sup> ... 176 m<sup>2</sup>**  
**Area of Annexe: 145 ft<sup>2</sup> ... 13.4 m<sup>2</sup>**  
**Area of Garage/Store: 145 ft<sup>2</sup> ... 13.4 m<sup>2</sup>**  
**Total Area: 2278 ft<sup>2</sup> ... 211.6 m<sup>2</sup>**

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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Stagsden, Bedfordshire MK43 8SG



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

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