

The Walnuts, Barford Road

Blunham, Bedfordshire MK44 3ND



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Extended Victorian Gem, With Wonderful Garden, Paddocks and Stabling, on 3.5 Acres



A delightful, detached, former Victorian smallholding in the lovely Bedfordshire village of Blunham, with 3.5 acres, equestrian facilities and fabulous kitchen extension. Its amazing half an acre garden not only has a super koi pond but, wait for it, a mini pub with beer on tap. Currently three bedrooms, the flexibility of The Walnuts means you could easily have four. A garage and extensive driveway parking complete the picture of a superb family home – quite some change from the days of old when the two wings stored hay and housed cattle.



Blunham is home to the only church in the country that bears the name of two saints. The great writer, John Donne, was Rector of the magnificent, 14th century, St Edmund or St James, having a great influence on this historic village, the little school and nursery being named after him.

Along with the church and school, the village hall, the shop, the C18th Horseshoes Inn, and the playing fields and pavilion, where once the world's longest cricket match took place, play an important role in village life. All add to the sense of community prevalent in Blunham.



The village is just 7.5 miles equidistant of St Neots and Bedford railway stations, from where fast trains reach London in under 40 minutes. Sandy, just 3.5 miles away, is home to an even closer station, as well as the catchment secondary school. The world-renowned Harpur Trust private schools, as well as the outstanding Free School, are all in the county town.

Blunham is surrounded by beautiful countryside. Your dog will love to take you along the River Ivel, a few hundred yards away. Walk from the village to Willington Danish Camp along the old railway line, passing a nature reserve, and stopping off for a bite to eat before ambling back to your wonderful new home.



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AT A GLANCE

3/4 bedrooms, half an acre of gardens and three acres of paddocks and equestrian facilities – as follows:

- Main bedroom suite, with Dressing room and Shower room – the dressing room has been designed to become a bedroom if required
- 2 further double bedrooms upstairs
- Study downstairs – could convert to a bedroom
- Bathroom, with bath and separate shower
- Galleried Landing, with reading/study area
- Kitchen/Breakfast room, with Island seating, double Butler sink, integrated dishwasher, 2 built-in AEG ovens, built-in microwave, 5-burner gas hob and canopy hood, tall integrated refrigerator and tall integrated freezer – with bifold doors to terrace
- Dining room (open to kitchen), with French doors
- Television area, with built-in, remote-controlled gas fire / Coffee area – both open to kitchen
- Sitting room, with woodburner
- Entrance Hall, with Inner hall, Coat and shoe area, and Cloakroom, with space/plumbing for shower / Utility room, with space for washer and dryer
- Mains gas central heating, with Worcester boiler and Megaflo hot water system / Fully double glazed
- Double length Garage and driveway parking for several cars through 5-bar wooden gate
- Garden, with koi pond and The Olde Dog Pub. Outside lighting scheme and outside taps / Paddocks (with gate to bridleways), 2 stables, tack room, open hay barn and open shed for sit-on mower etc.

FURTHER FACTS & FIGURES

- BT Superfast fibre internet connectivity / Council tax band: F / EPC rating: C
- Sandy Railway Station: 3.5 miles / St Neots and Bedford Railway Stations: 7.5 miles – fast trains to London from 39 minutes
- John Donne CofE Primary School in the village / Sandy Secondary School catchment / Shop and pub in the village / Supermarket in Sandy



Step onto the Peacock slate of the hall, with its oak and glass staircase, coats and shoes artfully hidden, lovely cloakroom ready for a shower to be installed, a large utility leading to outside, and you immediately get a sense of space, style and attention to what the future might hold, that runs through The Walnuts.

Three lovely double bedrooms upstairs, all with bold but beautiful wall coverings, include the main bedroom suite, with its dressing and shower rooms, six feet wide bed and amazing views across your land that will have you springing up in the morning. The dressing room has been designed to convert to a bedroom, if you wish, with the shower room opening either way. In any event, though, it will be hard to resist the temptation of the bathroom, with its beautiful bath, his and hers vanities, stylish walls and lovely views.

So many peaceful places, whether it be on the super landing with the latest bestseller, away from it all in the study, which has its own library area (and is also designed to convert to a bedroom), or in the lovely sitting room in front of the cosy woodburner.

But it's the slate and oak-floored kitchen, with its gorgeous granite and painted furniture, that's the hub of the home. Perch at the island and chat to the cook, drinks pulled from the wine cooler or the full-height refrigerator. Relax with coffee and newspapers, natural light pouring through the roof lantern. Film nights in the television area, dinner parties in a dedicated space that is also perfect for that summer housewarming, French doors flung open to the terrace.

Few homes, though, have their own pub. Along the rose walkway, or across the lawn past water features and beds of densely planted, bee-friendly flowers, shrubs and blossoming trees, hidden lighting showing the way, The Olde Dog was established in 2021 to serve The Walnuts, olive trees set into its black slate terrace. Sit around the koi pond with its waterfall, lilies and irises, watched over by a beautiful eucalyptus, an old apple tree, and walnut trees that gave the home its name. You certainly don't need to ride to enjoy your new home but, if you do, the stables and three acres of paddocks are the icing on a hugely delightful cake.

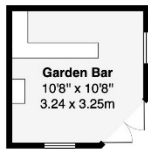




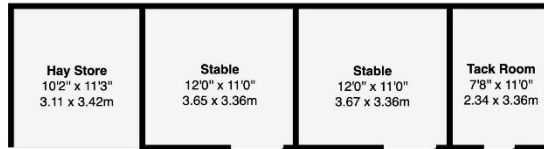
The Olde Dog,
Garden Pub



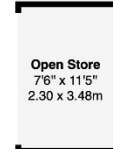
3-acre field, with vehicular access rights and gate to bridleways



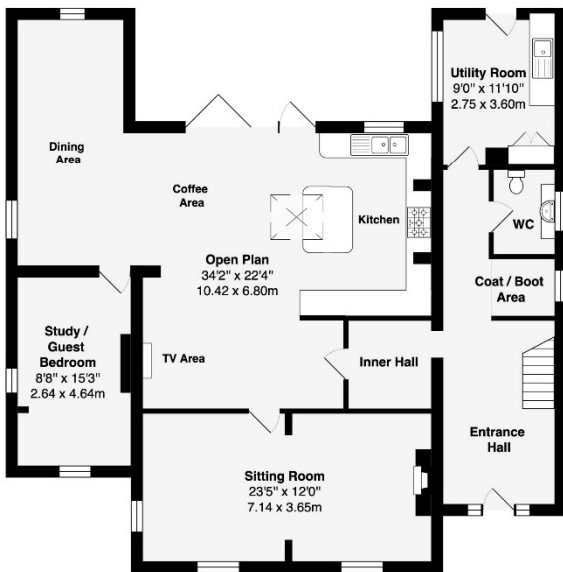
Outbuilding



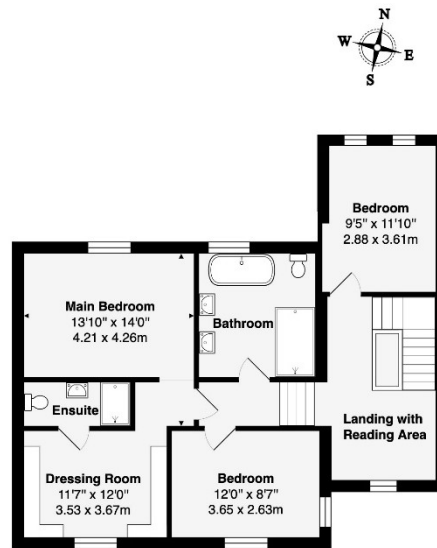
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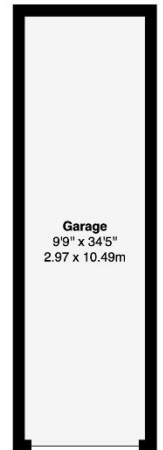
Outbuilding



Ground Floor



First Floor



Garage
9'9" x 34'5"
2.97 x 10.49m

Approx. Area of Main House: 2355 ft² ... 218.8 m²
Approx. Area of Outbuildings, Garage: 1008 ft² ... 93.6 m²
Total Approx. Area: 3363 ft² ... 312.4 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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