

The Old Chapel, High Street

Swineshead, Bedfordshire MK44 2AA



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Beautiful Former Chapel, Deceptively Spacious, with Gloriously Peaceful Garden

A hugely attractive, 19th century, unexpectedly unlisted, detached, former Wesleyan chapel with 3 super bedrooms that gaze out through amazing windows at church or countryside, and with a garage and courtyard-style garden that is a pure joy. The Old Chapel in the conservation area of the lovely Bedfordshire, rural village of Swineshead is a home that you cannot help but fall in love with.

Swineshead is one of those unspoilt little villages that lifts the spirits as soon as you drive into it. Yet it's only a short cycle ride or decent stroll away from the larger village of Riseley, with its C19th pub famed for its good food and beer, its shop and its popular little primary school. Sharnbrook Academy and Sixth Form is a little further on, along with community sports centre, surgery and theatre, whilst the County town, with its world-renowned Harpur Trust private schools and fast trains to London is just a twenty-minute drive or bus journey away. The Old Chapel is within easy reach of every amenity, with Rushden Lakes Shopping Centre about 10 miles away. It's well-placed for travelling, yet a world away from the madding crowd.

Flanked by gorgeous 16th or 17th century, timber-framed properties, with another one opposite and the Grade I-listed C14th Church of St Nicholas a few yards along the lane, not to mention an iconic K6, listed telephone box, it's hard to imagine a nicer setting. The church is rare for remaining open to visitors throughout the day and for its beautiful, recessed, Jurassic limestone spire.

Across the lane from your new home, a public footpath takes you straight into fields and miles of countryside walks. Your dog will also love to take you to the ancient woodland, a site of scientific interest where English bluebells thrive under the great oaks, and if you are up to it on a longer romp through lovely countryside to Upper Dean, with the obligatory stopover at the traditional country pub there. Swineshead and The Old Chapel provide the antidote to a fast-paced world.



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AT A GLANCE

3 bedrooms / 1460 Sq. Ft. plus Garage, as follows:

- Main bedroom, with built-in wardrobe and cupboard and with Bathroom (bath/shower mixer)
- Guest bedroom, with built-in wardrobe
- Further small double bedroom, currently a study, with built-in wardrobes
- Shower room
- Kitchen, with Franke 1.5 bowl, single drainer sink; Hotpoint built-under electric oven, ceramic hob and integrated hood; spaces for dishwasher and fridge/freezer
- Garden Breakfast room, with French doors to side terrace and front door
- Open plan, L-shaped Dining/Sitting room, with woodburning stove
- Cloakroom
- Landing, with Airing cupboard and access to loft (ladder and light) / Separate built-in cupboard, with RM 210 direct unvented hot water system
- Detached Utility room and adjoining Garage (storage space above), with sink and spaces for washer and dryer – with solar panels / Right of way over gravelled drive to garage / On street parking
- South-facing Courtyard-style Garden
- Fully double-glazed (some sealed units require attention – we can suggest a company) / Electric heating / Outside tap and lighting

Note: minor tree-related movement dealt with in 2018 via insurers, with no subsequent problems since the tree was removed



FURTHER FACTS & FIGURES

- Full fibre 900 (BT's best service) / Council tax band: F / EPC rating: E / Solar Panels
- Bedford and St Neots Railway Stations: 11-12 miles equidistant – fast trains to London: from 39 minutes
- School catchment: Riseley Primary / Sharnbrook Academy & 6th Form / Top private schools in Bedford and Kimbolton – the latter about 3.5 miles
- Riseley approx. 2 miles – for pub, shop and school



In an historic High Street where almost every building draws the eye, it takes something special to stand out. The Old Chapel does just that, with its beautiful polychrome brickwork, eaves detail beneath the slate roof and Gothic-style windows and front doorway (still in place from the outside). The round ashlar band proudly tells you of your new home's heritage.

Where once Wesleyans worshipped, The Old Chapel was converted in the mid-80s for the builder's own family. It's little surprise that the one other fortunate owner of this much-loved home lived here for over three decades. With oodles of peaceful space, height and natural light, combined with the character you would expect, The Old Chapel has a great feel.

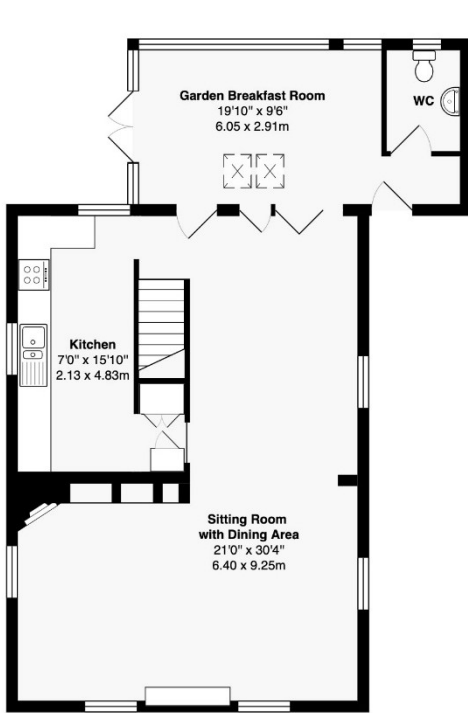
Sunshine lights up the lovely colours of the Chinese slate that runs throughout downstairs. Beautiful granite-topped, painted wood furniture, complete with pantry cupboard, has been made specially for your kitchen. Breakfast in the garden room, dine and relax in the L-shaped living space, the cosy woodburner beyond the central oak beam throwing heat around the home.

The space upstairs is similarly surprising, even without exploring the exciting possibilities for the loft space. The main bedroom's bathroom is even large enough to gift space to the shower room. But what lovely rooms these are, with their wonderful, tall, peaked windows, amazingly double-glazed, with inspiring views of other gorgeous houses, countryside and church.

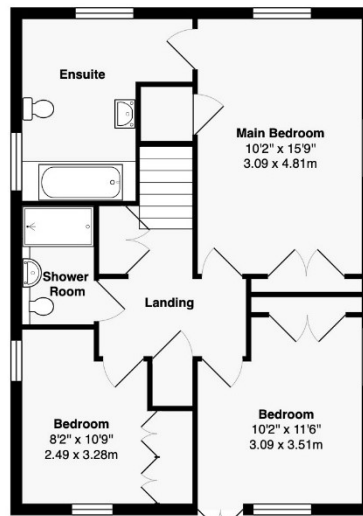
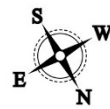
Fling open the French doors from your garden room to the terrace, super for your summer housewarming, bees buzzing over beds of heather, flowering bulbs and willow-leaved cotoneaster aside the detached, solar-panelled utility and garage.

Gorgeous, blue-blossoming wisteria cascades from your timber pergola, mingling with sweet-scented white roses, crocuses springing up through the gravel. With a beautiful, Victorian wall, complete with lovely niches, as well as the wonderful, wavy, old clay-tiled roof of The Post House, to feast your eyes upon all-year-round. From morning coffee to early evening glass of wine, your fabulously peaceful garden is bathed in sunshine. The Old Chapel is delightful inside and out.

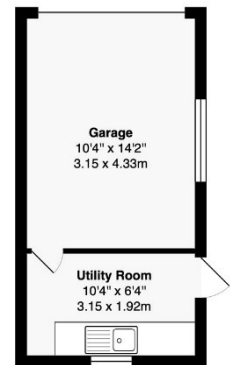




Ground Floor



First Floor

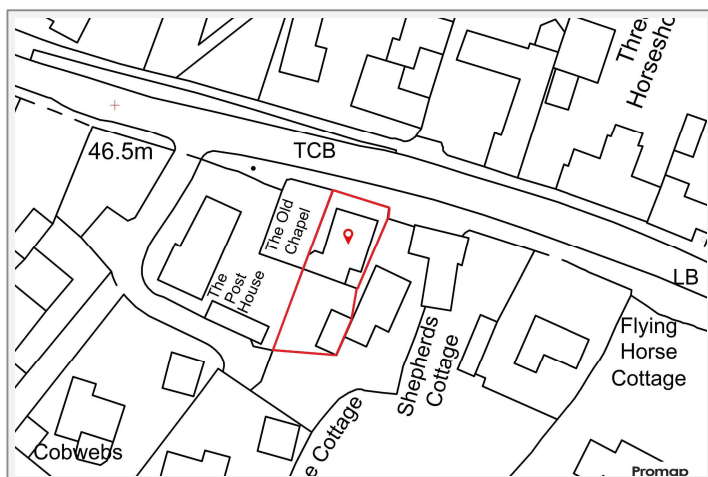
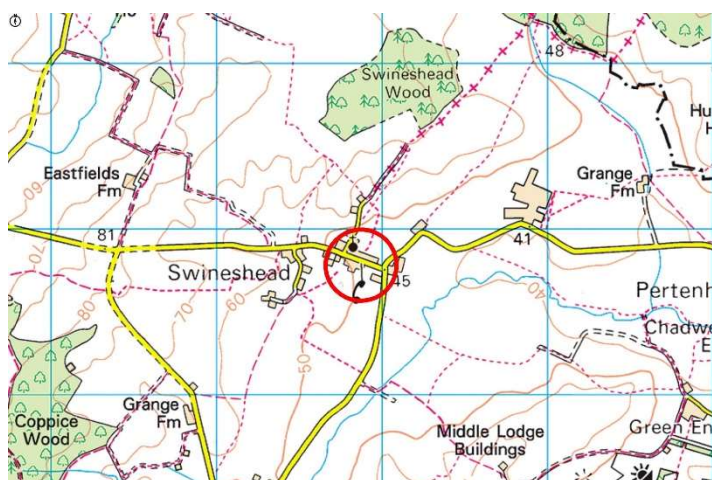


Area of House: 1460 ft² ... 135.7 m² (excluding utility room and garage)
Area of Utility Room and Garage: 215 ft² ... 20 m²
Total Area: 1675 ft² ... 155.7 m²

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

The Old Chapel, High Street Swineshead, Bedfordshire MK44 2AA



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

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