

The Coach House

1 Coach House Mews, Church Lane, Bedford, MK41 0FR



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY



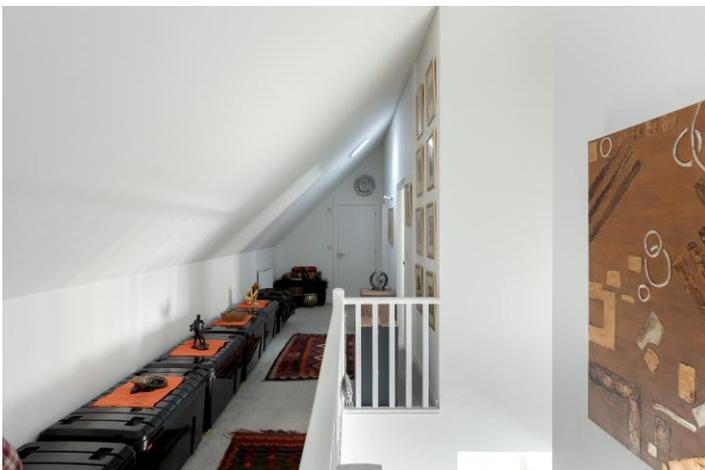




Former Coach House to Goldington Hall – Now a Stylish Detached Home

Once housing horses and carriages dispatched to pick up creative luminaries, such as William Makepeace Thackeray and other visitors to the magnificent neighbouring mansion, the Coach House was transformed in 2018 into a highly energy efficient, lovely-looking family home in Goldington, with four bedrooms, garden, metal garage and three designated parking spaces - all within walking distance of every facility and amenity that you would expect in the historic market town of Bedford.

Like the Coach House itself, Goldington is somewhat changed from the village of yesteryear, yet it still has its own identity as a pleasant part of the wider county town. It still has its Green, its wooded areas, and its cricket club across the lane from your new home. You can still wander to Sunday service at the C13th Church of St Mary, picnic on the banks of the beautiful River Great Ouse, or walk the dog in the nearby country park. The children can walk to their catchment schools, or to the world-renowned Harpur Trust private schools, and the railway station and its fast trains to London, is just minutes away. Surgery, shops, supermarkets, sports clubs and gyms, pubs and restaurants are all on the doorstep - many a modern family's wish list, while enjoying a home full of character befitting of its heritage.



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AT A GLANCE (4 bedrooms / 2360 sq.ft.)

- Main bedroom, including adjoining bathroom with separate, low profile shower enclosure, and walk-in airing cupboard – light tunnel
- Three further bedrooms, one with built-in wardrobe/storage cupboards (total of 4 bedrooms)
- Family bathroom, with shower over bath
- Long landing, with light tunnel
- Kitchen/Dining/Family room, with island - handleless furniture, with deep drawers, Bosch built-under oven, gas hob and chimney hood, integrated dishwasher, washer/dryer and fridge/freezer
- Separate room off kitchen, leading to additional smaller room – multiple possible uses
- Hall, with large cloakroom and understairs cupboard for vacuum cleaner and ironing board etc.
- Sitting room
- Front garden bed, with main garden to side through African hardwood gates / Revolving pod (by negotiation)
- Garage and separate store (metal) – can be moved / 3 allocated parking spaces in the yard, plus visitors' spots / Further storage unit at front
- Yard administered by management company comprising 3 members representing each of the 3 houses (service charge currently £450 pa.)
- Council tax band: E
- EPC rating: B – Double glazing / Full insulation / Mains gas central heating / Tempest hot water system / Hive security and heating control

FURTHER FACTS & FIGURES

- Superfast fibre broadband connectivity
- Bedford Railway Station: 2.5 miles – fast trains to London: 38 minutes
- Cambridge: 30 miles / Milton Keynes: 25 miles
- Waitrose: 1 mile / Aldi: 0.5 miles
- Goldington Green Primary School: 0.3 miles / Mark Rutherford Secondary School: 1.2 miles



The Coach House shares a little enclave off Church Lane with just two new homes built in-keeping around a yard, with flower beds and plenty of parking for family and friends. Take a moment to appreciate the beautiful red brick and slate, and the narrow stone mullion windows at each end, which bring to mind the C17th Hall, the curtilage of which the houses are within.

Where once carriages passed through, modern, high-performance glazing allows light to pour into the spacious hall, ready to welcome visitors. Most days, though, you'll no doubt use the doors from the garden into the large family space that is surely the hub of the home. Kitchen, dining and relaxing areas combine where family can come together without getting under each other's feet, and where guests can mingle around the island, modern appliances hidden away.

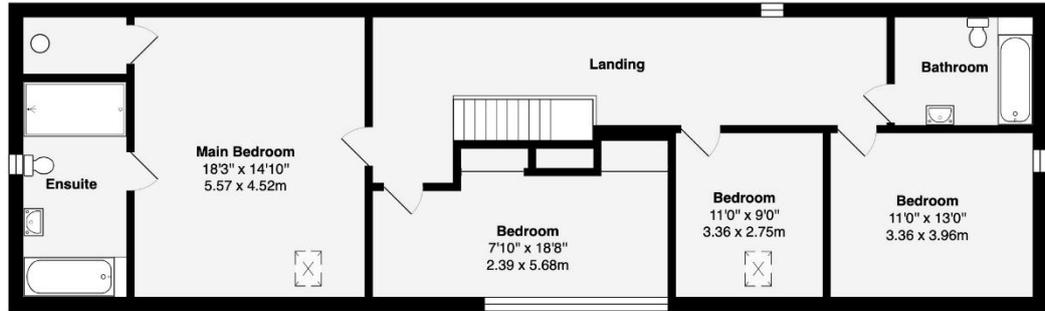
And downstairs, you not only have quite a sitting room, but two additional small rooms, the use for which is limited only by your imagination: study, utility, pantry, downstairs shower? – your choice!

The Victorian coach driver might once have clambered up a ladder to his sleeping quarters. Today, a lovely staircase leads you to a super landing where the ceiling slopes up high, forming the perfect gallery, with space to sit and enjoy the hanging pictures, perhaps with the introduction of imaginative lighting.

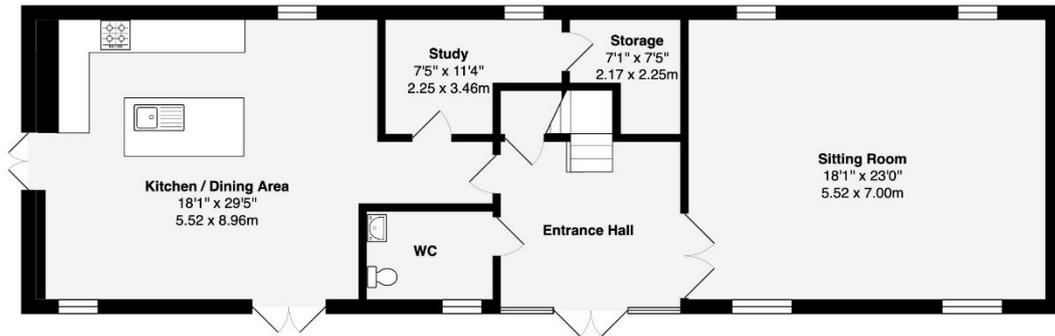
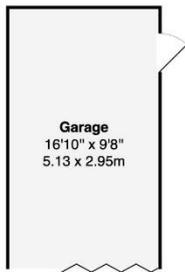
Four bedrooms, sometimes quirky with their unique windows, always full of character, not least the main bedroom, with its fabulous, vaulted ceiling and its bathroom with a super, separate shower enclosure.

And outside, French doors thrown open from the kitchen, the garden is larger than it first appears. An up-to-the-minute revolving pod sits in one section, separated from a peaceful, relaxing area, with its central rose arch, on the other side of the metal garage and store, both of which could be moved if you wish to create one larger area designed to suit your needs. An historic setting, yes, but everything a modern family could want.





Ground Floor



First Floor

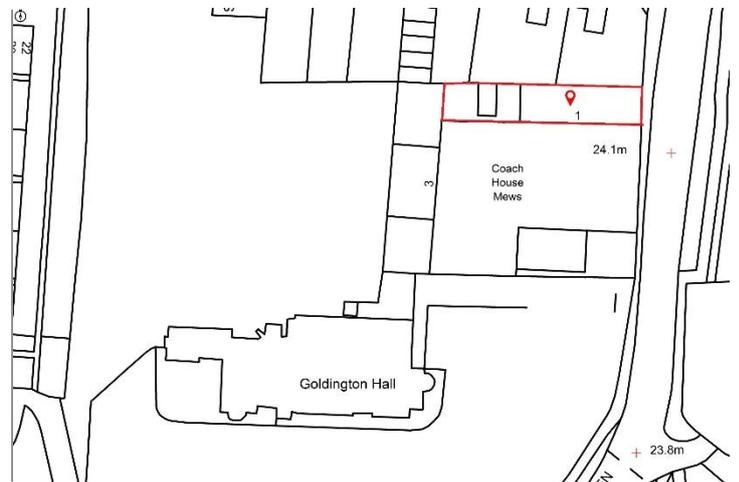
Total Area: 2360 ft² ... 219.3 m² (Excluding Garage)

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

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