

Bridleways, Melchbourne Park

Melchbourne, Bedfordshire MK44 1BD



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Superb and Sizeable Stable Conversion, with Annexe Potential, AGA and Amazing Countryside Views

A hugely attractive, 5-bedroom, red brick and slate, stable conversion of 3,200 square feet, with AGA kitchen and countryside views to die for, as well as scope for one of its gorgeous bedrooms to form part of a self-contained annexe. Set around the old, stable courtyard with just two other lovely homes within the former parkland of the re-modelled Jacobean mansion, Melchbourne House, Bridleways has its own delightful gardens, double garage and extensive gravelled parking,

Glance at a map of Melchbourne and it seems as if major routes were planned to leave this lovely, Bedfordshire village in perfect peace, while providing easy access to Bedford, Wellingborough and St Neots railway stations, with fast trains to London in under 40 minutes, and to Rushden Lakes shopping complex and further afield.

Kimbolton's renowned private school is less than six miles away and there's an outstanding private pre-school in the village itself. The catchment schools at Riseley and Sharnbrook are a short bus ride away.

Wander to the end of the private drive to Sunday service at the medieval, Grade I-listed church, perhaps followed by a bite to eat at the welcoming, dog-friendly village pub, a former hunting lodge with beer garden and open fire, and named after Lord St John of Bletsoe for whom Melchbourne House was built. Both here and at the village hall, all manner of community events are held.

You're spoiled for choice for many lovely walks in the fields surrounding Bridleways, not to mention through Melchbourne Woods to Riseley. You can look forward to the feast day held annually at Melchbourne Park at the same time of year as the 13th century Knights Hospitaller held their "annual fayre, vigil, feast and morrow" of St Mary Magdalene, after whom the church is named. Melchbourne was once a village of some importance. It's now, quite simply, a lovely, friendly, tranquil place to live.



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AT A GLANCE

5 double bedrooms, 4 bath/shower rooms, as follows:

- Main bedroom, with Bathroom (bath and separate shower) and built-in wardrobes
- 3 further bedrooms in main part of the house, 1 with Shower room, all with built-in wardrobes
- The Hay Loft (possible annexe), with double bedroom suite, including built-in wardrobes, dressing area and Bathroom
- Main Bathroom, with bath (with bath/shower mixer)
- Kitchen/Breakfast room, with Coffee area, French doors to terrace, Island and pantry cupboard. Appliances: AGA (Electric/LPG gas) and remote-controlled Falmecc canopy hood, Double Butler sink, Integrated Bosch dishwasher (recently installed) and integrated, built-under refrigerator
- Utility room, with sink and spaces for washer, dryer and American-style fridge/freezer / Shoe cupboard
- Garden room, with French doors to side terrace
- Dining room – currently used as office
- Sitting room, with multifuel stove and French doors
- Landing, with hatch to loft storage / Hall, with Cloakroom and understairs cupboard
- Oil-fired central heating, with Grant boiler (still under warranty) / Hive controls / Megaflo hot water system / **Recently installed double-glazed windows throughout** / Integrated speakers in kitchen and dining room / Security system (monitored)
- Double garage and extensive driveway parking / Gardens, with useable well at front (with iron cover)



FURTHER FACTS & FIGURES

- BT Superfast fibre broadband connectivity
- Bedford/St Neots/Wellingborough Railway Stations: 13 miles equidistant - Fast trains to London: 39 mins
- Catchment schools - Riseley Primary: 3 miles / Sharnbrook Academy Secondary & 6th Form: 5.5 miles (Bus services to both) / Outstanding private Nursery & Pre-School within the village
- St John's Arms Pub: 850 yards



As you approach your new home along the tree-lined, no through lane past thatched houses and the church, through the 5-bar wooden gate onto the private drive leading to the mansion house, it's impossible not to feel a sense of well-being. Wisteria blooms hang above the iron Bridleways sign and hoops still set into the beautiful red bricks where once horses were tethered.

Bees buzz busily in the front garden amongst the acanthus, geums and fatsia; butterflies flutter over the lavender and rosemary beneath the gnarled olive tree taking pride of place in the bespoke, wooden octagon near the well. A delightful, scented place for afternoon tea, bathed in summer sunshine.

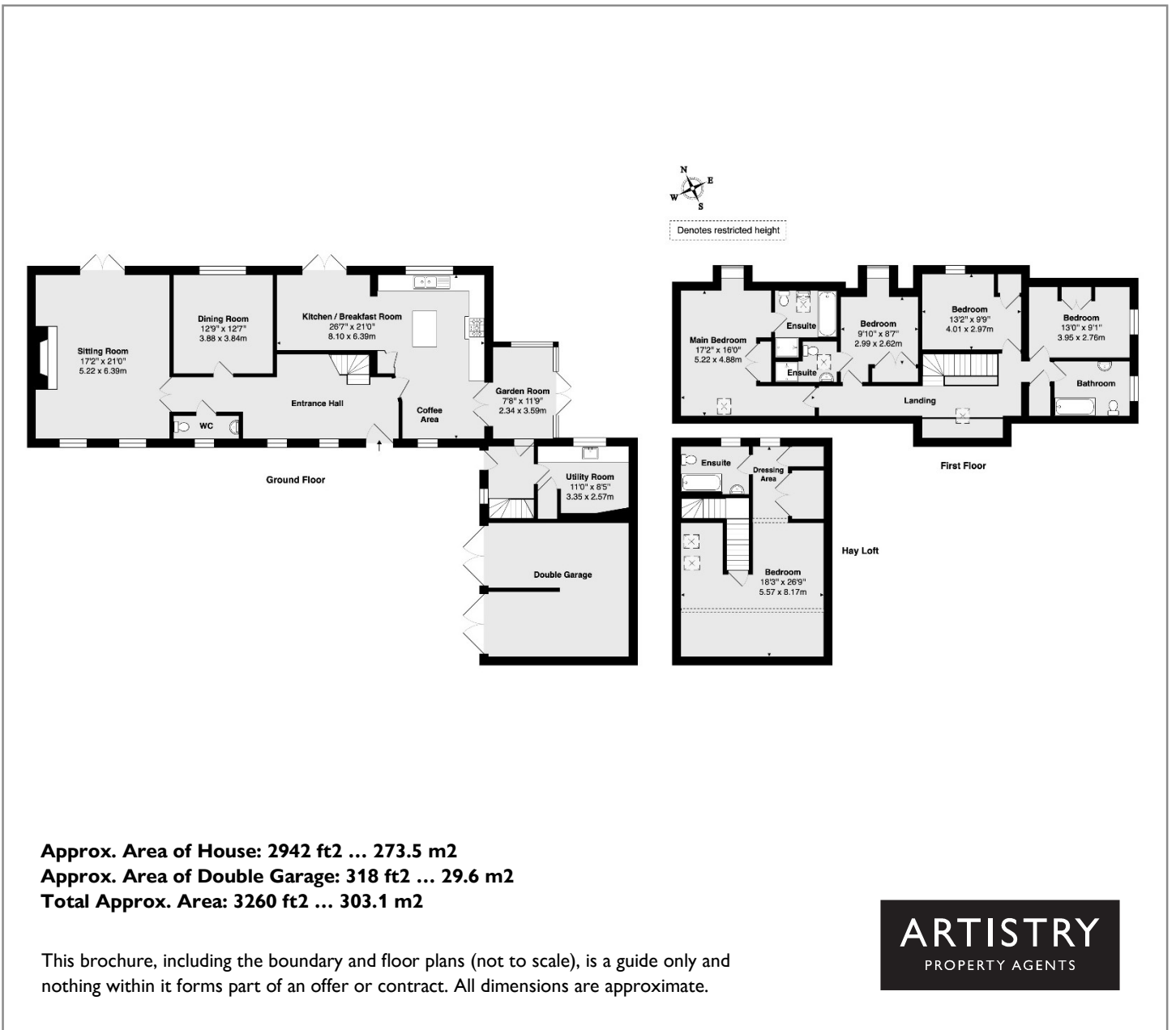
Horses were once led through your beautiful oak front door. It will now allow your largest furniture through with ease, into a lovely hall full of space, natural light and height. Glance upwards, between the galleried landing and its charming display shelf, to the ceiling high above your head, and to walls perfect for your art collection. Immaculate carpeting and decoration add to the feeling of space throughout.

The sheer height of the ceilings, some beamed, some sloping, is striking. New, full-height windows upstairs will have you springing out of bed in the morning for the wonderful outlook. Your friends (or Airbnb guests, perhaps) will find it difficult to wave goodbye once they stay in the achingly romantic Hay Loft – or do you have other ideas for this wing of the house?

Those lovely views are from most downstairs rooms too - from the spacious sitting room, with its huge multifuel stove so cosy in wintertime; from the dining room (or will it stay as a study?); and from the kitchen, with its delightful breakfast and coffee areas, granite-topped, painted furniture, island, pantry cupboard, AGA and Butler sink – everything the heart desires.

You even have a peaceful garden room. And not one but three sets of French doors opening to a terrace lined with pink roses. Sit out with glass of something, children hiding amidst the weeping branches of the silver pear tree, gambolling lambs, grazing horses and rolling countryside beyond your garden's copper beech hedging, and delight in your good fortune.





Approx. Area of House: 2942 ft² ... 273.5 m²
Approx. Area of Double Garage: 318 ft² ... 29.6 m²
Total Approx. Area: 3260 ft² ... 303.1 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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Red shows Bridleways boundary, blue area denotes access and visitor parking shared with Shambles Barn

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

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