

The Old Police Station

1 Sharnbrook Court, Sharnbrook, Bedfordshire, MK44 1PG



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Fabulous Bi-Level Property Within Prominent Building in Prime Riverside Village

This is no ordinary two-bedroom property. Not only is it a conversion of the Court House within the hugely attractive, former Victorian police station in Sharnbrook's conservation area, but it is breathtakingly beautiful inside. With a second level where the viewing gallery once was, the entire downstairs floor is open-plan living space which is at once spectacular and homely. Communal gardens wrap themselves around to the side, where you can have a table and chairs if you wish, and parking is tucked away at the back.

Take a moment to appreciate the beauty of the building, with its distinctive, polychromatic brickwork detail, slate roof, tall chimneys and arched windows. Built in 1872 to serve the north of Bedfordshire, complete with the petty sessions court, and with cells that are now part of the neighbouring apartment, the station was closed in 1967, going through several guises before being developed into apartments in 2006.

Sharnbrook is within easy access of major road networks and only fifteen minutes from the County town, with its famous schools and fast trains to London and elsewhere. A similar distance is the superb, Rushden Lakes shopping and leisure complex in the other direction. Yet the village has so many facilities of its own. Home to Colworth Science Park, with its 9-hole golf course and wide range of sporting facilities in its 91 acres of rolling parkland, it's also home to the Paula Radcliffe Community Sports Centre and gym, playing fields and tennis club. There's a surgery, schools for all ages from nursery to sixth form, scout group, pub, Co-op, farm shop, coffee shop, newsagent and other independent shops, not to mention the Mill Theatre and a village hall hosting all manner of events and societies for the friendly community.

Just yards from your front door a footpath leads to nature reserves, fields and meadows, the meandering River Great Ouse and one of the most wonderful circular walks amongst many in the glorious countryside surrounding the village. A beautiful home in every sense!



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AT A GLANCE

Share of freehold – 125-year lease began Dec. '90 /
Ground rent £ 1 pa / Service charge £ 76 pm covers
building insurance, grounds and building maintenance
(reserve fund £23,000) / No pets (possibly by agreement)

Upstairs:

- Main bedroom, with fireplace
- Second double bedroom
- Bathroom, with reclaimed Jacob Delafon steel bath and hand shower, and separate shower
- Galleried snug/study
- Long landing, with access to lofts
- 2 separate, boarded lofts, with ladders and lights (1 with conversion potential, s.t.p.)

Downstairs:

- Hall, shared with one other apartment
- Open-plan living space, with kitchen, dining and sitting areas – open fire in stone surround – further fitted cupboards and study area
- Kitchen, with island, 2 built-in Lofra 1956 electric ovens, Elica induction hob with downdraft extractor, granite 1.5 bowl sink undermounted beneath zinc tops, Perrin & Rowe taps and pull-out spray, waste disposal unit, integrated refrigerator and freezer, space for washing machine and dryer inside cupboard
- Baxi gas-fired boiler (installed 2022) in loft / Underfloor heating downstairs linked to central heating / Double glazed apart from main bedroom / Rewired with new consumer unit 2021
- Communal gardens and parking



FURTHER FACTS & FIGURES

- Superfast fibre 2 internet connectivity
- Council tax band: D / EPC rating: C
- Bedford Railway Station: 8 miles- fast trains to London: 39 minutes
- In village: schools for all ages from nursery to 6th Form; Co-op; Newsagent; Butcher's; Farm shop; Restaurant; Pub; Deli & Coffee shop / Supermarket: 5.5 miles / Rushden Lakes shopping: 8 miles



Step through the porch beneath its 'Police Station' inscription into the delightful little hall with its pretty floor tiles, and through your front door made from the old window shutters, onto the heated, porcelain wood planks, laid herringbone-style. Wow!

Everywhere you look there's something gorgeous to see. It's not just the structure of the building, with the superb, bespoke staircase leading to a floor that stops short of two walls to allow full appreciation of the somewhat awe-inspiring, arched windows, the stone of which is picked up in the reclaimed fireplace opposite. It's everything within it too.

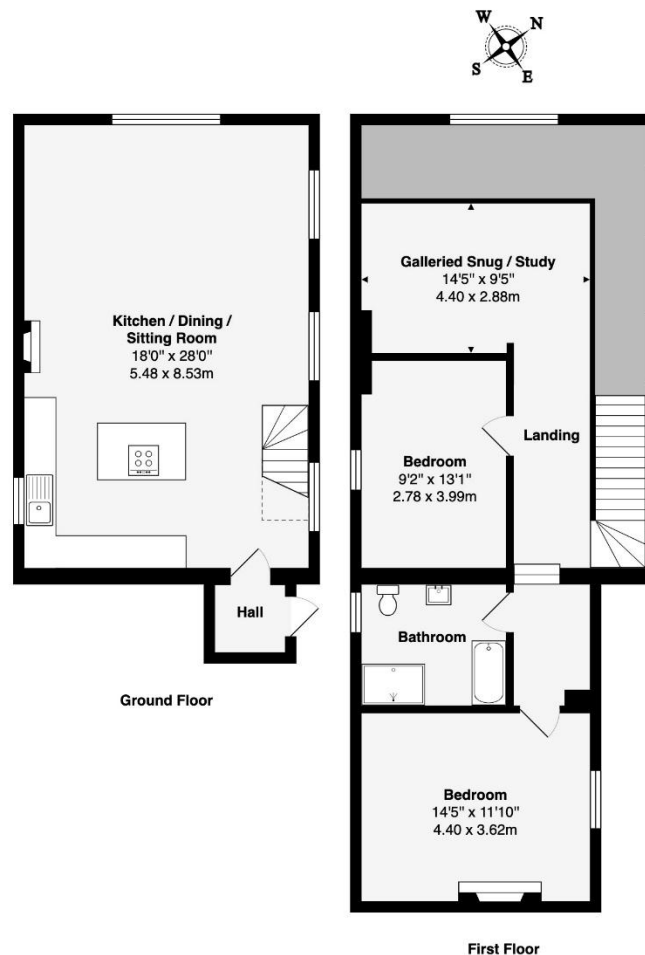
Kitchen furniture and other fitted cupboards are handmade from reclaimed pieces, hiding all the white goods you need, and providing the perfect backdrop for those high-end appliances on show. The Italian ovens pick up the colour of the island sides, and the wonderful zinc tops complement the staircase spindles and the expensive, bespoke power points and light switches. Paintwork is Farrow & Ball throughout; wallpaper murals are House of Hackney. Just beautiful!

Breakfast at the island bar, dine in front of a roaring log fire, study beneath one of the amazing windows, amazingly double glazed, and relax either in the sitting area downstairs or in the super little snug upstairs.

Nothing is ordinary. Four beautiful beams span the apartment and rest on their stone corbels, adding drama to the snug, landing and second bedroom. Ceilings are high above your head; the floorboards beneath your feet are reclaimed. So are all the doors, their furniture and many of the radiators. Some of the light fittings, most of which are collectors' items, may be left by separate negotiation. The main bedroom, with its sloping ceiling, panelled and muralled walls and lovely, reclaimed Victorian fireplace is delightful; the bathroom, with its beautiful, little reclaimed bath, its large shower, and its high level, traditional loo, is to die for. Even the loft space is exciting.

Inside, everything has been done for you. Outside, everything will be maintained for you. A wonderful home as much for everyday living as for entertaining - though as a nod to its former use, you be the judge.





Apartment Approximate Area: 1200 ft² ... 111.5 m² (Excluding Void)

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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*blue denotes communal gardens and parking, red denotes property boundary

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

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