

Wood End Barns, Wood End Lane

Pertenhall, Bedfordshire MK44 2AS



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY



Field



Gallery Annex / Garage



Garden



Amazing Barn Conversion, with Annexe, an Array of Outbuildings, Stables, Gardens and Land Approaching 16 Acres

Converted from a Grade II-listed hay barn, the main house has three bedrooms and spectacular living space, with a separate annexe, all on one level, that will have at least one other bedroom if used as a home. A series of barns adjoin both the annexe and the house that are ripe for development, with the old granary standing by itself on the edge of the drive. Three stables, an acre of gardens and a further 15 acres of fields complete the picture of property that has been in the same family for nigh on 90 years.

On a no through country lane in the village of Pertenhall, on the Bedfordshire/Cambridgeshire border, Wood End Barns sits in an enviable spot. Indeed, glance at a map and it seems as if major roads, such as the A1, A14, A6, A4280 and A45 were designed to leave Pertenhall in perfect peace, yet within easy reach. Catchment schools are in Sharnbrook and Riseley, where there's also a popular pub and shop. The Plough at Bolnhurst, which some say is the best pub and restaurant in the county, is just 4 miles along the country lanes. Colmworth Golf Club is just a little further on.

Kimbolton, with its castle, where Katherine of Aragon died, now home to a top private school, is just a couple of miles away. The market town of St Neots, with its fast trains to London in 40 minutes, as well as shops, tearooms, pubs and restaurants, not to mention all manner of family attractions, is only 9.5 miles away. The County town of Bedford is just over 10 miles and Cambridge only 30. And, of course, this is walking country par excellence. Your dog will already be looking forward to taking you on a network of footpaths through glorious countryside.

If a big part of your lives are horses, or you like the idea of multi-generational living; if you have ambitions to create a holiday destination or you just want a wonderful family home in a lovely, peaceful spot – or all of these things – Wood End Barns is quite a find.



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AT A GLANCE

16 acres / Main House: 3 bedrooms, 2 bath/shower rooms plus Annexe, rooms and outbuildings – all as follows:

Main House

- Main bedroom suite, with dressing area and shower room (accessed from second staircase and galleried landing above sitting room)/ 2 further bedrooms, including 1 small double
- Bathroom (downstairs, with shower over bath)
- Kitchen/Dining room – Siemens double oven; Neff gas hob (LPG); spaces for dishwasher / refrigerator
- Sitting room (understairs cupboard) / Separate Snug
- Hall, with boiler room
- Utility room / Outdoor loo / Outdoor office (all off verandah from kitchen to workshop)
- Gas (LPG) central heating / Worcester boiler and indirect, unvented hot water system / Heat Recovery ventilation system

Annexe (business use as art gallery to date)

- Rooms for kitchen, living space, bedroom, shower room (currently, gallery, kitchenette, craft room and loo) / Electric underfloor heating / Cat 5 wiring

Outbuildings and Land

- Double garage and store / Carport (former byre) / 3 stables and feed room / Workshop and store (formerly milking shed and dairy / Old Granary
- Gardens front back and sides (approx. 1 acre) / Drive leading to yard, with pond / Orchard and Copse / 2 fields of about 15 acres (front field approx. 7 acres & back field approx. 8 acres)

FURTHER FACTS & FIGURES

- Rocket fibre internet connectivity (download speed: 70MBPs); Gigaclear available soon / Council tax: G
- St Neots Railway Station: 9.5 miles – fast trains to London: 40 minutes / Cambridge: 30 miles
- School catchment: Riseley Primary: 3.9 miles / Sharnbrook Secondary: 9 miles / Kimbolton School (private): 2 miles
- The Plough at Bolnhurst: 4 miles



Sit, peacefully, on the bench beside the pond, the old farmyard cobbles beneath your feet, honeysuckle above your head, glorious roses and rhododendron amongst a feast of bee-friendly flowers. Imagine how Wood End Barns once was. In your mind's eye, you can see farm equipment in the garage and cattle in the open byre between the house and the annexe,

On the other side of the yard, you can see the cows patiently standing in the milking shed, their milk being stored in the adjoining dairy. The horses greedily feed from their manger, which is still in the stables. You can see grain being offloaded from the cart into the old granary's corn bins. And you can see a wonderful, future development opportunity, perhaps as holiday cottages – with glamping, maybe, in your fields.

It's not quite so easy, though, to imagine that the house once stored hay, with hens often clucking around the farmer's feet. Today, there's little chance of anyone getting under each other's feet. Wood End Barns has just hosted, with ease, the best part of a hundred people celebrating a significant birthday.

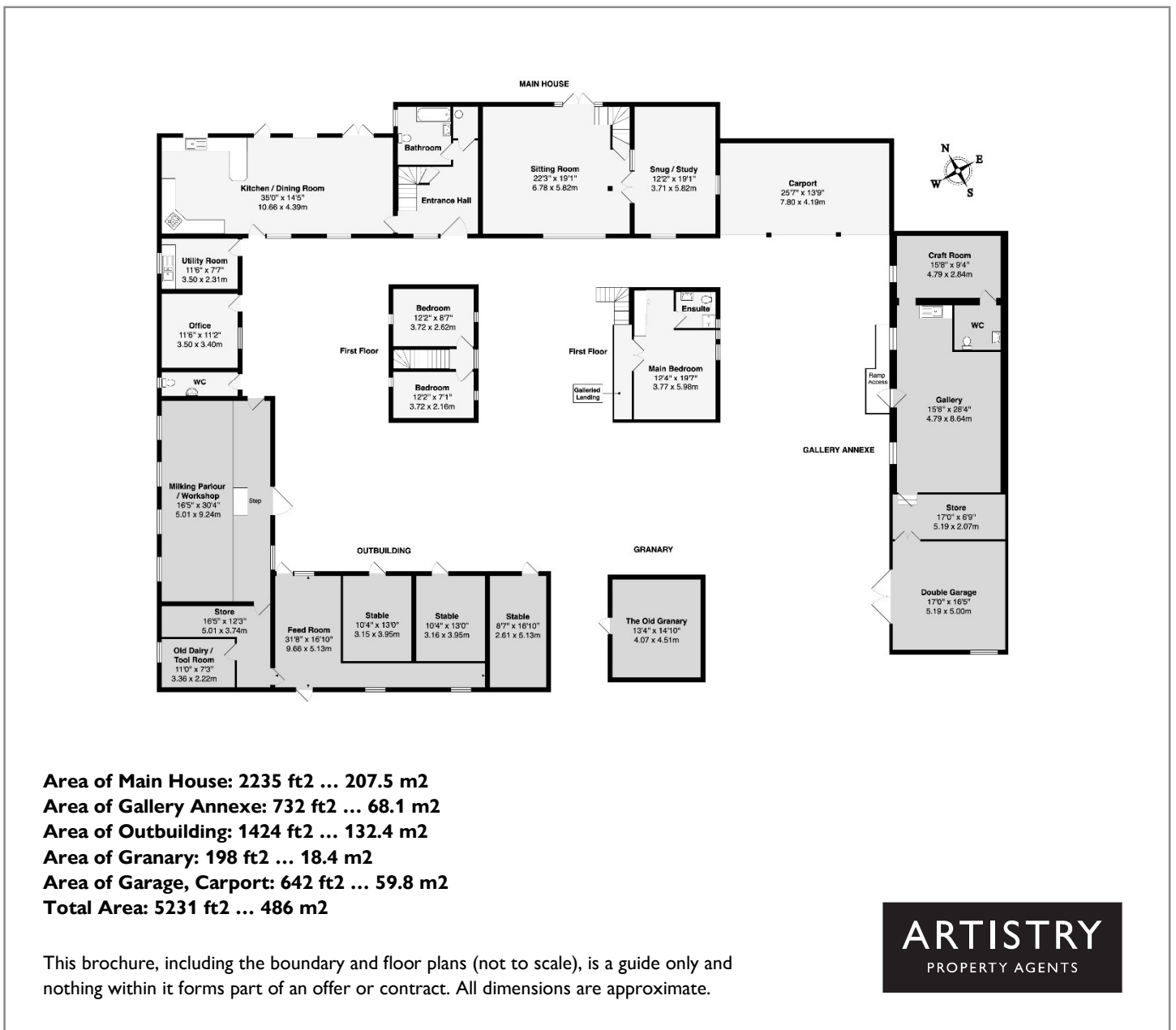
No doubt, you'll wish to put your stamp on your new home, and there's oodles of flexible space. But what a home it is, filled with natural light, and with tall, vaulted ceilings and gorgeous timbers. Romantic bedrooms look over, at each end, a sitting room that is, well, simply breathtaking, with its beautiful, beamed ceiling, floor-to-ceiling glass replacing the old barn doors on one side, French doors to the terrace on the other.

The huge kitchen extends outside to verandahs front and back, the former keeping you dry in winter on your way to your outdoor office and utility, as well as providing the perfect place for a summer morning's coffee. The latter is equally perfect for that early evening glass of wine, taking in the last of the sun and the beautiful bank of poppies, roses and geraniums. At the top, an old orchard, copse and fields – an adventure playground for children, who have another garden beyond the stables for kicking a ball around.

Show grandparents the annexe and you might have to forget any idea of using it for something else. Wood End Barns is a wonderful home for all the family.



Front Garden

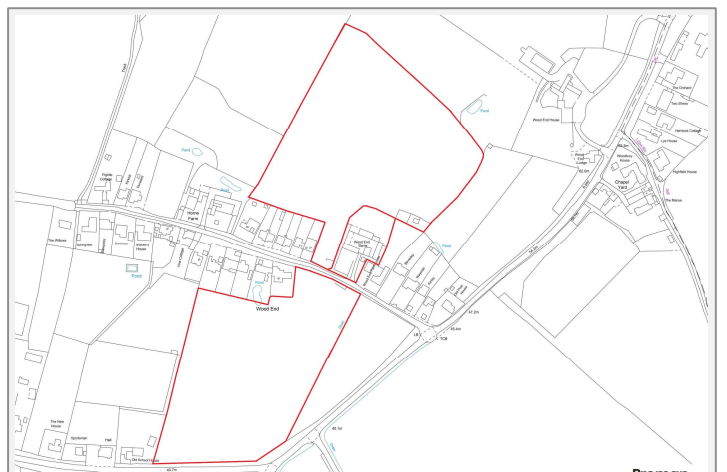
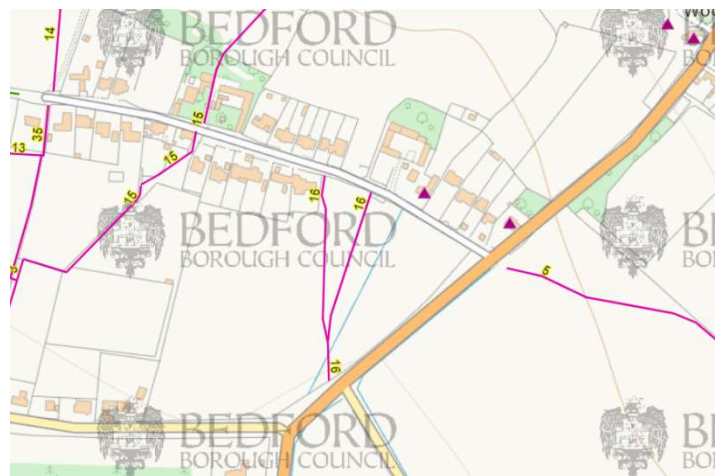


This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.



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The top map shows the location of a footpath in the front field (number 16), which is the only footpath crossing the land. The bottom map shows a guide to the boundaries of the front and back fields (one title) and the property itself (second title).

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

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