

# BRIDLEWAYS

MELCHBOURNE PARK, BEDFORDSHIRE

**ARTISTRY**  
PROPERTY AGENTS



## A tranquil setting within a gated private park

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*This unique and spacious property sits amid the formal parkland and house of Melchbourne Park within the small village of Melchbourne, with its thatched cottages and rural outlooks. Melchbourne is within a short distance of several towns, including St Neots and Bedford. Both are well regarded, and Bedford was named in The Sunday Times guide, Best Places to Live 2018. Melchbourne is in the catchment areas for Riseley Primary and Sharnbrook Secondary, both great schools. Bedford has several Independent options including the Harpur Trust schools (Bedford, Bedford Modern and Bedford Girls') and Kimbolton school is within a 10-minute drive. From Bedford Railway Station frequent fast trains run to London St Pancras International taking from 40 minutes.*





## BRIDLEWAYS

MELCHBOURNE PARK, MELCHBOURNE, MK44 1BD

### At a glance:

- Five bedrooms
- Four bathrooms
- Two reception rooms
- Garden room / conservatory
- Double garage
- Utility room
- Annex potential
- Stunning countryside views
- Large courtyard garden and driveway
- Oil fired central heating with a NEST thermostat, can be controlled from anywhere using the app
- Mains powered alarms
- Fibre internet connectivity
- Energy performance rating \*\*TBC\*\*
- Council tax band G

### Communications:

- Bedford Railway Station 12 miles
- Trains to London St Pancras 40-60 minutes
- Rushden Lakes Shopping Centre 8 miles
- Waitrose (Rushden) 8 miles
- Kimbolton and amenities 6 miles





Bridleways is in Melchbourne Park, a tranquil setting, and was formerly the stables to Melchbourne House (an impressive nearby mansion that was completely remodelled in the early 18<sup>th</sup> Century and originally built for Lord Saint John of Bletsoe in the Jacobean period) which today houses 11 luxury apartments.

Alongside it's neighbouring two barns, Bridleways was converted 20 years ago to the specification of the current owners, by local builders Upton Bros. They did a superb job and today this five-bedroom link-detached family home is in excellent order and at 3262 square feet it is very spacious. The views are spectacular - the property looks out over open countryside where horses and sheep graze.

The gardens are well kept and enjoy privacy from neighbours. There is a charming gravelled courtyard garden and driveway, where it is extremely enjoyable to sit for coffee in the sun. The property's double garage is accessed from here and there is considerable parking. The rear garden is well kept and there is a patio and lawn area that both enjoy countryside views. The patio provides a superb space for dining al-fresco or enjoying, perhaps, a post work glass of wine.

A walk may take you past Melchbourne House and on to St John's Arms, Melchbourne's traditional English pub, via beautiful surrounding countryside. The village hall puts on numerous social events for every age group and all are very welcome. A 15-minute drive takes you to Waitrose and Rushden Lakes with its superb new shopping centre and leisure park with a Marks and Spencer and House of Fraser.







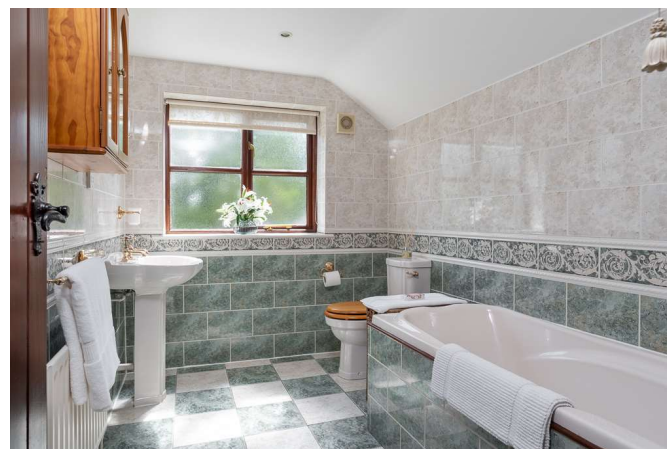
Bridleways' kitchen is perfect for modern family life. There is a comfy seating area and space for a large dining table. This room, like most in the property, looks out over the garden to the countryside beyond. It is light, spacious and contains an integrated dishwasher, a larder fridge and Falcon LPG gas range cooker. The utility room then has connections for an American fridge/freezer, washing machine and dryer. There is a separate dining room which would also function well as a study or snug and could be opened to connect with the kitchen.

Most impressive is the galleried hallway that is welcoming and links to all main rooms and a downstairs cloakroom. It is entered through the main front door, which is the original stable door fully refurbished.

The sitting room is quite special – like all the downstairs the ceiling height is at 15 feet - there are large windows and patio doors open out to the garden. A lovely wood burner is there to be enjoyed.

Four bedrooms, two of which have en-suites, and a family bathroom form the first floor. These bedrooms enjoy pleasant views and are of a good size. Furthermore, there is an impressive bedroom suite of over 400 square feet, accessed via a separate staircase from the rear lobby. It is quite feasible, subject to the necessary permissions, that this part of the property should become, if desired, a self-contained annexe.

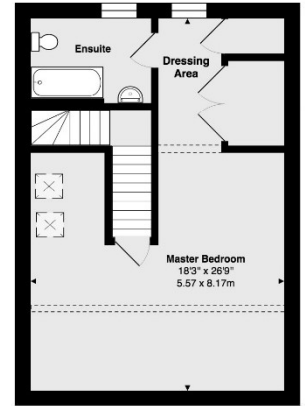
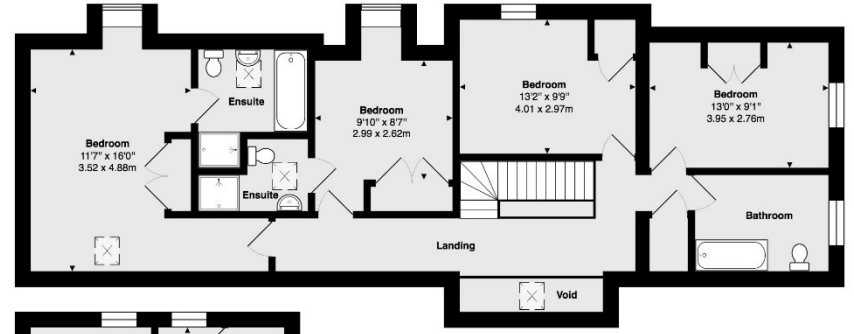
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Total Area: 3262 ft<sup>2</sup> ... 303.1 m<sup>2</sup> (excluding void)



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