

Groom Cottage, Top Row

Bletsoe, Bedfordshire MK44 1QL



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Charming C18th Cottage, with Surprisingly Large Gardens



A Grade II-listed, 18th century, two-bedroom, re-thatched cottage at the far end of a row of six similarly delightful, quintessential English homes, in the conservation area of the lovely little North Bedfordshire village of Bletsoe. Groom Cottage's driveway leads behind the row from the no through lane to a good-sized timber garage and workshop at the end of a larger than expected garden, which might allow some exciting future projects. And it's all within a few paces of wonderful open countryside.

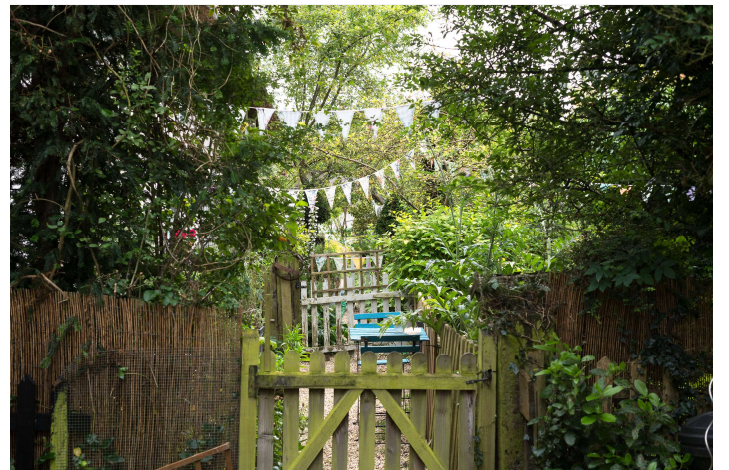


Bletsoe is just over six miles from the County town, its fast trains to London and elsewhere, its music venues, theatres and cinemas, and its outstanding schools. The catchment primary school is in nearby Riseley, while the secondary school, along with surgery, shops and Mill Theatre, is in the larger village of Sharnbrook on the other side of the A6, the road which gives you access to other major routes.



Until 1955, Groom Cottage was, as with the rest of the village, part of the St John family estate. Built for the estate's workers, it later housed, as its name suggests, those responsible for the horses. Bletsoe is full of historic buildings, not least the moated, medieval, manor house, Bletsoe Castle, where Margaret Beaufort, the mother of Henry VII was born, and where the St Johns lived at the time that Groom Cottage was built.

Wander to Sunday service at the glorious C13th Church of St Mary, followed, perhaps, by lunch at the C17th Falcon Inn, where the garden runs down to the River Great Ouse. Your dog will love to run around in the fields that are just behind the village hall, a few yards from your front door – miles of lovely walks on your doorstep. It's oft said that some opportunities come along so rarely that you must grasp them; and this is the first chance for over half a century to own Groom Cottage – moreover, there's no upper chain.



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AT A GLANCE

No Upper Chain – Grade II-listed – Re-thatched 2015 - 2 double bedrooms – as follows:

- Main bedroom, with fitted wardrobes and separate loo (macerator waste)
- Further double bedroom, including fitted wardrobes
- Bathroom downstairs, with shower over bath
- Kitchen, with 1.5 bowls, single drainer sink, space for dishwasher and refrigerator
- Small, enclosed utility area between kitchen and bathroom with space for washing machine and boiler
- Sitting room, with parquet floor (with DPM beneath), fireplace with antique range (would need re-lining if used), and recessed shelving for books
- Study
- Loft storage space above kitchen and study
- Gas-fired central heating to radiators – Vaillant combi boiler / Recently installed consumer unit
- Gardens front and back, with pond, fruit trees and greenhouse at the front, potting shed lean-to at the side, terrace and lawn at the back
- Timber garage and workshop / Driveway leading from lane to garage and garden (with access to the other cottages in the row for unloading only) / Please ask about rights of way

FURTHER FACTS & FIGURES

- BT superfast fibre broadband connectivity / Council tax band: D
- Bedford Railway Station: 6.3 miles – fast trains to London: 39 minutes / Sharnbrook: 2.4 miles – Secondary School and 6th Form; Co-op; Surgery and Pharmacy / Rushden Lakes Shopping: 11.5 miles
- Catchment Primary School: Riseley (Rated Good / Outstanding Early Years): 3.9 miles



Tucked away at the end of a little path in front of the cottages, you have a drive too, behind the historic row, so that you can bring your cars right up to your new home. For good measure, you have a lovely, 'woodland' walkway down to the Avenue for when you wish to nip to church, or perhaps pluck apples from the community orchard.

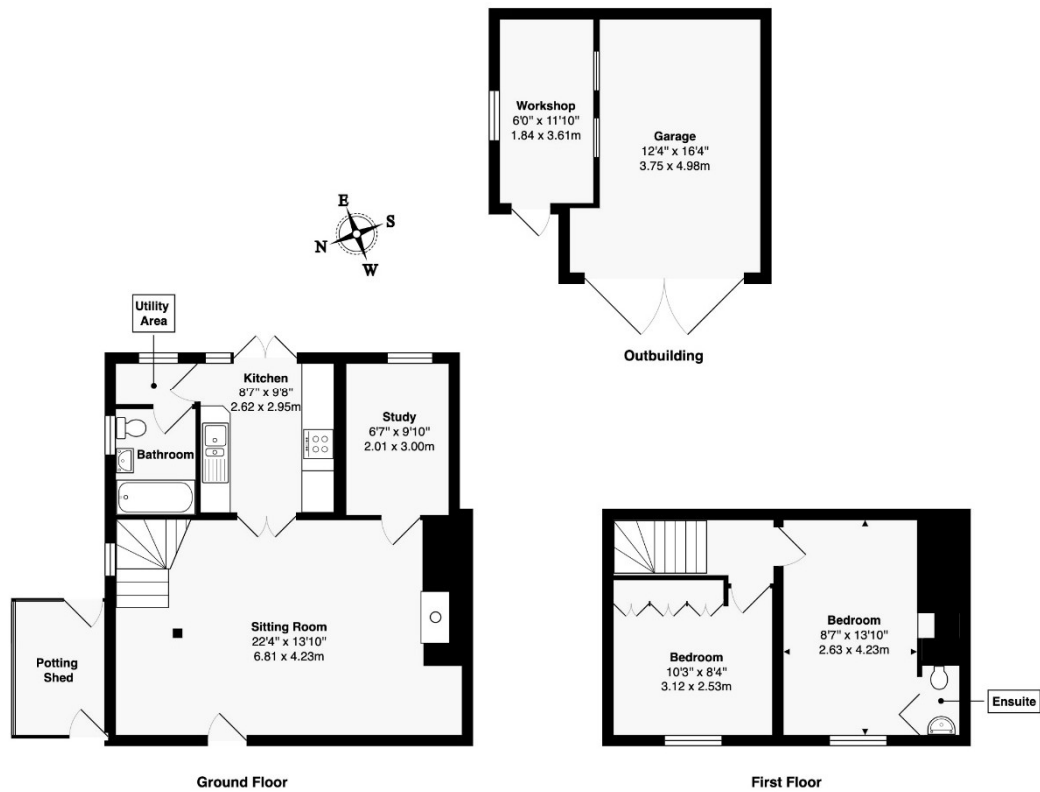
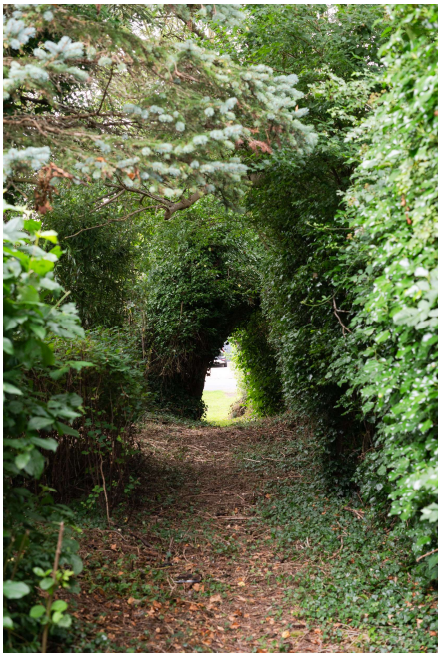
It's fascinating to think of the many generations that have lived at Groom Cottage through the ages, from the days when a different family slept in each of the two bedrooms and cooked in the fireplace downstairs. The antique 'Ilsley' range standing in the original, exposed brick fireplace is not the one they would have used, but it's none the less beautiful for that – and could be re-lined, if you wish, for a cosy log fire following that winter walk through the fields with your dog.

One of the joys of a thatched cottage, though, is that while it stays comfortably cool in summer, modern central heating keeps it cosily warm in cold weather. And there are many joys with Groom Cottage.

Much has been replaced, but with reclaimed materials. You now step onto oak parquet and, where once coal was stored, you can now work from home. The original hung ceilings in the bedrooms remain, as well as wonderful wall timbers – not to mention the lovely outlook through sliding sash windows over the front garden, with its little pond, frogs hiding among the water irises, birds singing their lovely tune from beautiful, blossoming apple, pear and cherry trees.

Equally beautiful Gingko Biloba trees watch over as you eat, peacefully, al fresco on the back terrace, wonderful wisteria clambering over the pergola, bees buzzing among raised beds of hollyhocks, lilies and Agapanthus, a huge, stone planter to the side, with nearby power for a water feature. Just as you thought there couldn't be more, you discover, beyond a top lawn and beneath a magnificent cedar, a large garage and workshop – and, along with wondering what you might do inside to put your stamp on this lovely, old cottage (perhaps in the kitchen and bathroom), you realise that the scope for outside is exciting too.





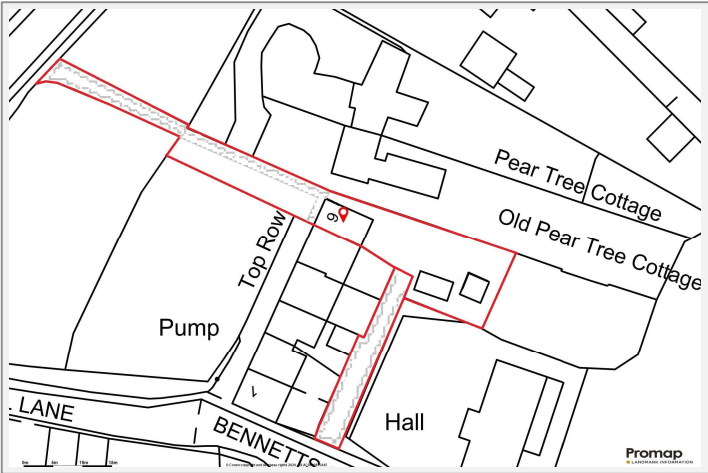
Area of House: 838 ft² ... 77.8 m² (excluding potting shed)
Area of Outbuilding: 254 ft² ... 23.6 m²
Total Area: 1092 ft² ... 101.4 m²

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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Grey denotes neighbours' right of way.

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

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