

1 The Barns

Colmworth Road, Little Staughton, Bedfordshire, MK44 2BX



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Modern Home Sitting In Its Beautiful Country Setting

Just over 10 years old but perfectly at home in the historic North Bedfordshire village of Little Staughton, with magnificent views over lovely countryside, and a super garden complete with rotating pod. Over 2600 square feet on a half-acre plot, including 4 double bedrooms, lovely study for working from home, garage, cart lodge, and ample parking, No. 1 The Barns is a delightful family home approached via a gravelled drive shared with just one other hugely attractive home built in similar style - beautiful brickwork, weather boarding and contrasting tile and slate roofs wholly in-keeping with the rural heritage of the village.

For a small village, Little Staughton has played a significant role in the Country's history, with its former RAF airfield operating in both World Wars and a moat and earthworks marking the site of its 13th century castle. And what a lovely village it is, with the village hall, the 15th century Church of All Saints, and the Crown Pub adding so much to the friendly community. And, if you do need to travel, the village is within easy reach of the A1 and just a few miles from the shops and railway stations of St Neots and the County town, fast trains to London and elsewhere, and the renowned Harpur Trust private schools. Kimbolton School is just 10 minutes away, while the lovely little Kymbrook Primary is just a couple of miles down the road! And what could be nicer than an early morning stroll to the farm shop with the dog to pick up the paper, fresh bread and in-season locally grown veg – they cater for him too.



1 The Barns

Colmworth Road, Little Staughton, Bedfordshire, MK44 2BX

AT A GLANCE

- Main Bedroom, with shower room, plus 3 further double bedrooms, 1 with bath/shower room
- Family Bath/shower room
- Kitchen/Breakfast Room, with granite tops, range cooker and Neff integ. f/f, separate freezer, and d/w
- Utility Room
- Dining Room / Family Room
- Sitting Room, with log burner
- Study
- Entrance Hall, with cloakroom
- Garage (loft with ladder and power), with adjoining cart lodge / Gravelled parking for at least 4 cars
- 0.56-acres, with front and back gardens, including revolving garden pod, and 2 substantial sheds
- Oil-fired boiler (less than a year old), radiators and underfloor heating / Megaflow hot water / High performance windows
- Council tax band: G / EPC rating: tbc

FURTHER FACTS & FIGURES

- Superfast fibre 2 internet connectivity
- St Neots Railway Station: 7.5 miles / Bedford: 10 miles – fast trains to London: from 38 mins / Cambridge: 25 miles / Bus service
- Kymbrook Primary School: 2 miles / Sharnbrook Academy catchment



Three beautiful silver birch trees set in the front lawn welcome you to The Barns, which lie well back from the country lane through double 5-bar gates. A gravel parking area keeps parked cars away from the house, while you can still drive through to load and unload, or for access to the garage and cart lodge. Everything has been considered.

Attractive brick pavers lead through the cart lodge to the utility room as well as to the glazed front doors, through which light floods into the hall. As soon as you step onto the oak floor, the feeling of space and light is palpable. Glance up past the galleried landing, the beautiful glass chandelier lighting up the vaulted ceiling and magnificent timberwork. What an entrance!

And what a lovely dining room, open to the hall and on to the garden room for relaxing with after-dinner coffee, or during the day with full view of the garden. Imagine happy family gatherings around the breakfast table in the kitchen and plucking a bottle from the island wine rack to enjoy a pre-dinner drink while chatting to the cook. So much space, no-one getting under each other's feet.

Try walking into the sitting room without saying 'wow' – imagine how cosy it is in front of the beautiful inglenook fireplace, logs ablaze in the top of the range woodburner. Imagine the bifold doors open to the terrace in warmer times, summer garden party in full swing. Superb!









Upstairs, stylish bathrooms, immaculate as if brand new, and bedrooms with real character and built-in wardrobes with similar chunky wooden doors to those throughout the house - all demand to be seen. How nice to throw back the curtains to glorious views over the garden and countryside beyond.

And what a garden it is. Ideal for everything from children's play to serious gardening, from outdoor dining to relaxing in the sun, as well as watching the glorious sunsets that follow over a glass of wine. Different seating areas make the most of all conditions. Sit with friends in the garden pod turned to whichever direction suits you. There's no doubt, the pod makes quite a statement.

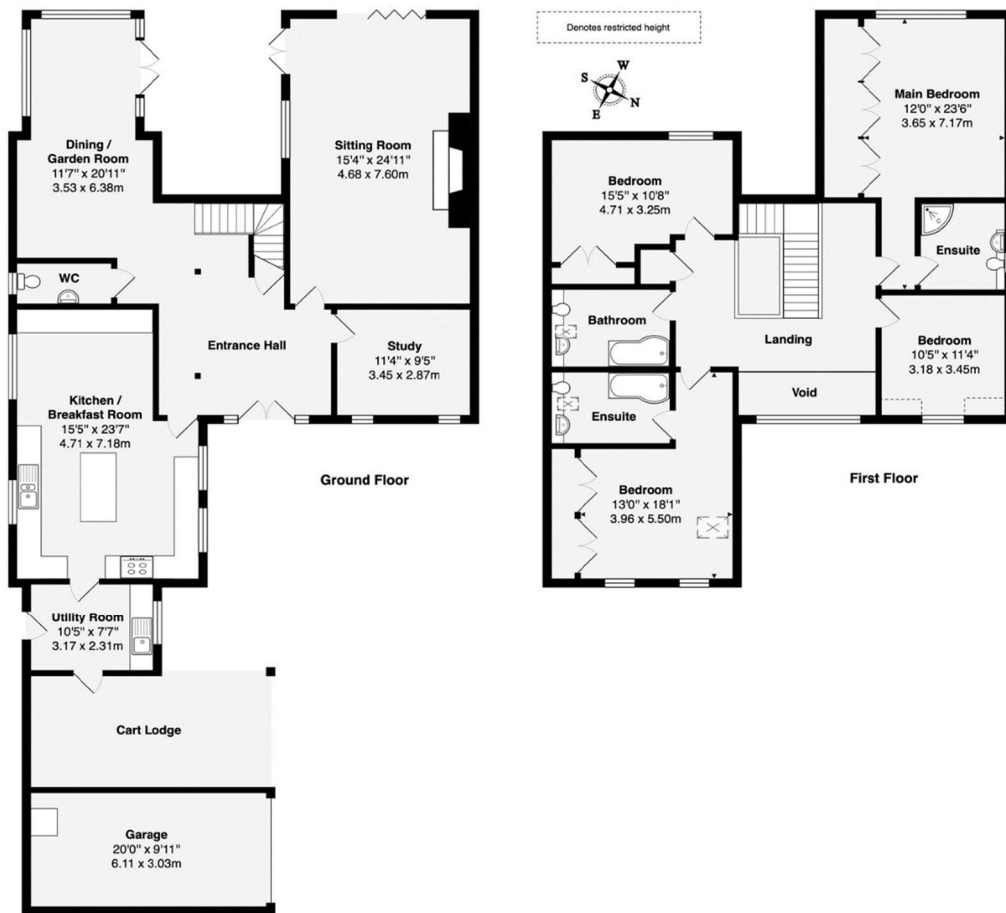
Distinct sections of the garden allow for all-year interest. A display area for pots is set off by jasmine and pyracantha climbers. A huge lawn will be loved

by budding footballers determined to spoil the manicured look of monthly Green Thumb maintenance - with lovely maturing olive, photinia and dogwood trees as goalposts too. Spring and summer shrubbery enhance privacy, yet there's plenty of scope to add your stamp to a still-maturing garden.

Yew hedging separates the main lawn from another lovely seating area, and onward to a little copse, including silver birch, fir trees and horse chestnut, ready to spring into life with a beautiful carpet of woodland flowers. Such an exciting area for children, with only fields beyond.

And you could even make a children's playroom above the garage. This super family home has everything.





Approximate Area: 2848 ft² ... 264.6 m² (excluding Garage, Cart Lodge)

Approximate Area of Garage: 211 ft² ... 24.6 m²

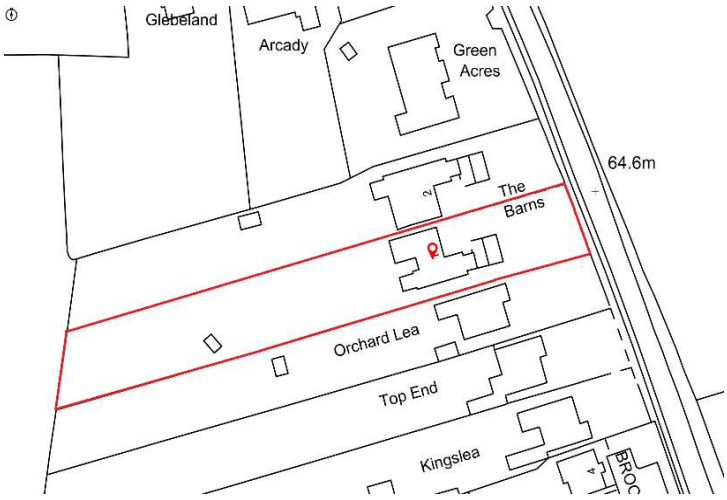
Total Approximate Area: 3059 ft² ... 289.2 m²

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.



1 The Barns

Colmworth Road, Little Staughton, Bedfordshire, MK44 2BX



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

Artistry Property Agents | 36 St Peter's Street | Bedford | MK40 2NN

T 01234 889987 | E info@artistryproperty.co.uk

www.artistryproperty.co.uk