

## The Old Vicarage, Ampthill Road

Shefford, Bedfordshire SG17 5BD



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY







## 17<sup>th</sup> Century Former Vicarage, With Fabulous Family Garden and Scope for Annexe or Outdoor Office

An exciting, extended, 4-double bedroom (once 5), unlisted, former vicarage, of nearly 3000 sq. ft., with a super garden of a third of an acre, lavender-lined driveway parking for numerous cars and a hugely attractive garage building that has a loft room above and scope for anything from gym and outdoor office to detached annexe. Thought to have been built in 1695 and full of character, The Old Vicarage is on the road to Ampthill in the heart of the vibrant, Bedfordshire market town of Shefford – wonderful for families and commuters alike.

Bus or cycle the short distance to Arlesey Railway Station, from where you can be in London in only 38 minutes. Luton airport is under 15 miles away, with Cambridge about 25 and Milton Keynes just 20.

Shefford has schools for all ages, and all are rated “good” or “outstanding”. If you prefer independent schools, a bus whisks children from a few yards away to Bedford’s world-renowned Harpur Trust private schools.

Shefford was recently described in ‘Muddy Stilettos Best Places to Live’ guide as: “The perfect blend of town and country...full of fab foodie finds, quirky community events and surrounding countryside.” It’s at a point where the delightfully named rivers Hit and Flit meet to become the Ivel, and you’re certainly spoilt for choice for riverside and woodland walks.

Think of any facility you might like to have within walking distance of your front door and Shefford provides it, from surgery, pharmacy, shops and supermarkets to hotels, restaurants and pubs. You even have a library. Moreover, you can unwind at Champney’s Health Spa and play a round of golf at Cainhoe Wood Golf Club, both minutes away.

Shefford is home to historic churches of all denominations, including of course, the 15<sup>th</sup> century St Michael and All Angels, for which your new home served as the vicarage between 1924 and 1985, hosting Sunday School, as well as church bazaars in the garden. Shortly after it was bought by the Church, the normally scathing valuer noted that the property, including its “good” garage, was “v. nice”. A hundred years later, it’s certainly that – and more.



# The Old Vicarage, 10 Ampthill Road

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AT A GLANCE – Unlisted / 2941 sq. ft. / 0.33 acres / 4 or 5 double bedrooms – as follows:

- Main bedroom, with dressing room (once a bedroom), with scope to incorporate a shower room
- 3 further double bedrooms, one with cast iron fireplace
- 2 bathrooms, each with bath and separate shower
- Galleried landing, with door and steep staircase to small, boarded loft storage room and then a further door to extensive unboarded loft space (with lights)
- Kitchen/Dining room – Belfast sink; Smeg elec./gas range; integrated dishwasher; integrated refrigerator
- Utility room, with sink and spaces for appliances / Understairs cupboard / Door to 2<sup>nd</sup> staircase leading to dressing room and main bedroom / Door to drive
- Sitting and Garden room, with inglenook fireplace and French doors to garden
- Snug (Original dining room), with woodburning stove
- Study, with woodburning stove and bookcase
- Entrance hall, with Cloakroom
- Mains gas central heating – Worcester boiler / Megaflor hot water system / Farrow & Ball decoration
- Garage, with electric door and wooden steps to room above – garage currently used as gym and games room, with storage above, and has scope for other uses / Adjoining, brick-built, workshop/tool shed / Wooden bike shed
- Extensive driveway parking
- Gardens on 3 sides, with wooden playhouse



## FURTHER FACTS & FIGURES

- BT Superfast fibre broadband connectivity / Council tax band: G / EPC rating: D
- Arlesey railway Station: 5 miles (3.5 by bicycle) – fast trains to London: 38 minutes
- In Shefford – catchment schools for all ages, all rated good or outstanding / Shops, pubs and restaurants
- Champneys Spa & Health Club: 3 miles (gym, courts and pool etc) / Golf Club: 2 miles



Take a moment to appreciate not only the lovely look of The Old Vicarage, with its subtle yellow below beautiful old-clay tiles, but the sheer scale of both the house and the land it's sitting on, with its wonderful, old brick walls each side screening the garden and driveway from the road.

Step under the striking, curved door canopy where the main entrance now is, and onto the gorgeous multicoloured quarries of the enclosed porch, rivalled for their beauty by the Minton tiles of the entrance hall, and it's soon clear that whatever changes have been made through the generations, the house has lost none of its immense character.

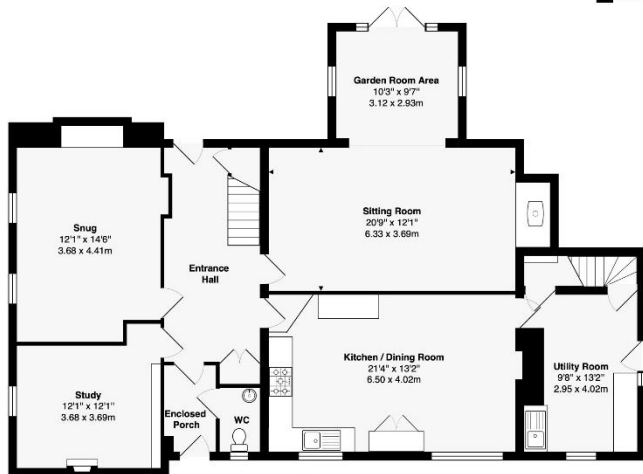
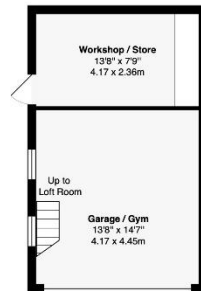
Each room has a story to tell, with wonderful beams and wooden floors, not to mention fascinating old doors and staircases in unlikely places. There's the beautiful main staircase up to the galleried landing - natural light pouring in through the tall sash window - and to delightful bedrooms, one with a lovely, cast-iron fireplace. There's a secret staircase leading to a little loft room that young children will love. And there's an alternative staircase reserved for the vaulted-ceilinged main bedroom suite, with its super garden view through its wide, low-silled window, and its dressing room, where you could add a shower room, if you wish.

You'll no doubt wish to put your stamp on your new home and can even change the use of rooms if you wish, such is their versatility. One has been a study for at least a hundred years, but it's your choice. Both study and snug, which was originally the dining room, have cosy woodburners. You might like a studio office in the garage building, or you could create a self-contained annexe here, perhaps.

The kitchen, with its rather charming, granite-topped, in-frame, painted, Shaker-style furniture, could be extended into the utility, but already has oodles of space for everyone to come together. As has the similarly sized sitting room, with its wonderful inglenook fireplace. Slump on the sofa in front of a roaring log fire in wintertime, relax with morning coffee in the natural light-filled garden room area and, on warmer days, throw open the French doors to the terrace.

And to a type of nature-filled garden that many a family dream of, with magnificent trees, from the young monkey puzzle to the majestic old oak, a variety of sitting and eating areas, borders for the green-fingered and extensive lawns for children to play to their hearts' content. Pick your own apples, plums, pears, apricots and figs – a third of an acre of superb outdoor space befitting a wonderful family home.





Ground Floor



First Floor

**Area of House: 2630 ft<sup>2</sup> ... 244.4 m<sup>2</sup>**

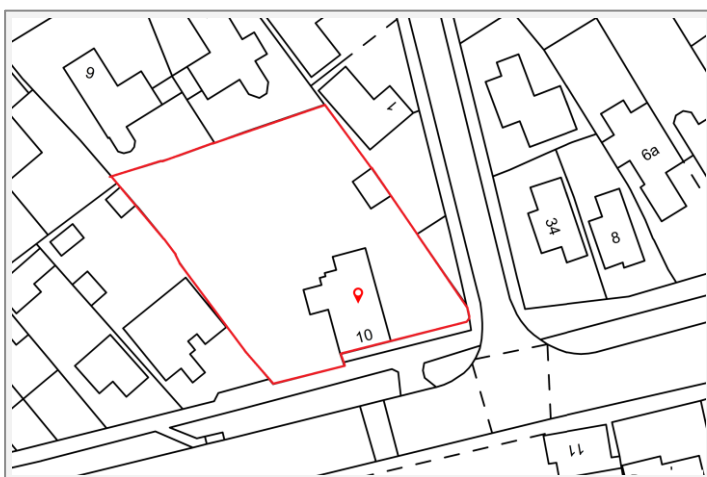
**Area of Garage / Gym, Workshop / Store: 310 ft<sup>2</sup> ... 28.8 m<sup>2</sup>**

**Total Area: 2940 ft<sup>2</sup> ... 273.2 m<sup>2</sup>**

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

## The Old Vicarage, 10 Ampthill Road Shefford, Bedfordshire SG17 5BD



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

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