

Orchard House

42 Rookery Road, Wyboston, Bedfordshire, MK44 3AX



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







4 Bedrooms, 4 Acres, 4 Stables – Superb, Energy Efficient Family Home – Including Outbuildings with Income- Earning Possibilities



An attractive and substantial home, with ground source heat pump and solar panels, in a peaceful no through lane of the village of Wyboston on the Bedfordshire/Cambridgeshire border. Surrounded by its own lovely gardens and orchard, and with garage, extensive driveway parking, equestrian facilities, and a range of timber outbuildings that could, perhaps, generate an income, Orchard House is a wonderful family home.



Wyboston has that rare quality of providing peaceful country living within minutes of major road and rail networks which make travelling to London, Cambridge, Milton Keynes and elsewhere a breeze. The village is home to the superb leisure facilities of the Wyboston Lakes Resort, with its golf course, spa, restaurant and bar. Amazing to have all this on your doorstep, but to think you can also wander straight from your front door to the end of the lane and across to Eaton Socon, with its centuries-old inn and its supermarket and diy hubs, and onward to the pretty, neighbouring, riverside market town of St Neots.



Wyboston has a thriving village hall which hosts various events and societies for the community, and buses are laid on to a choice of schools including the world-renowned Harpur Trust private schools in the county town of Bedford. With your own exciting land as well as super walks and cycling trails around lakes, nature reserves and lovely countryside, Orchard House must be many a person's dream home.



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AT A GLANCE

4 double bedrooms / 3 bath/shower rooms as follows:

- Main bedroom suite, with bath/shower room, dressing area and walk-in wardrobe / Guest bedroom, with shower room / 2 further double bedrooms
- **Main bathroom**, with shower over bath
- **Kitchen/Breakfast room** – appliances: ceramic 1.5 bowl, single drainer sink; integrated dishwasher; De Longhi stainless steel range cooker (induction 5-zone hob) and chimney hood / **Utility room**, with sink; space for washer and dryer
- **Dining room** – multiple other uses e.g. playroom
- **Sitting room**, with open fire
- **Study**, with open fire
- **Hall with Cloakroom** and fitted storage cupboards / Landing, with airing cupboard and built-in wall cupboard / well-insulated roof space (2 hatches)
- Ground-source heat pump to radiator heating and Joule hot water system (both still under warranty) / Solar panels (energy sold to grid) / Double glazing
- Driveway parking for numerous cars through electric 5-bar gates (Driveway also once passed the house to left-hand side and could be reinstated)
- Garage / Stabling for 4 horses and pony / Tack room Workshop / Substantial, double glazed wooden garden building (multiple possible uses inc. future Air bnb, perhaps) / Various other sheds and outbuildings
- Over 4 acres, inc. manège (restoration needed), paddocks and orchard (apple, pear, greengage, plum, damson, walnut trees.) / Outside power/water

FURTHER FACTS & FIGURES

- BT Superfast fibre broadband connectivity / Council tax band: G / EPC rating: C
- St Neots Railway Station: 4 miles / Bedford: 12 miles – fast trains to London from 39 minutes
- Wyboston Lakes Resort – golf, spa, hotel, bar etc. / The Crown Inn: 0.5 miles / Roxton Primary School: 2.5 miles / Sandy Secondary: 6 miles / Private schools in Bedford and Kimbolton



As you turn through electrically-operated 5-bar gates and sweep around Orchard House, woodland alive with birdsong, birch trees shimmering silver all year long, the pretty magnolia at the front and the old orchard at the back bursting with blossom come spring, it's difficult to imagine that, as with many of the lovely large homes along the no through lane, this was once a modest rural cottage and smallholding supplied to a disadvantaged family during the Great Depression.

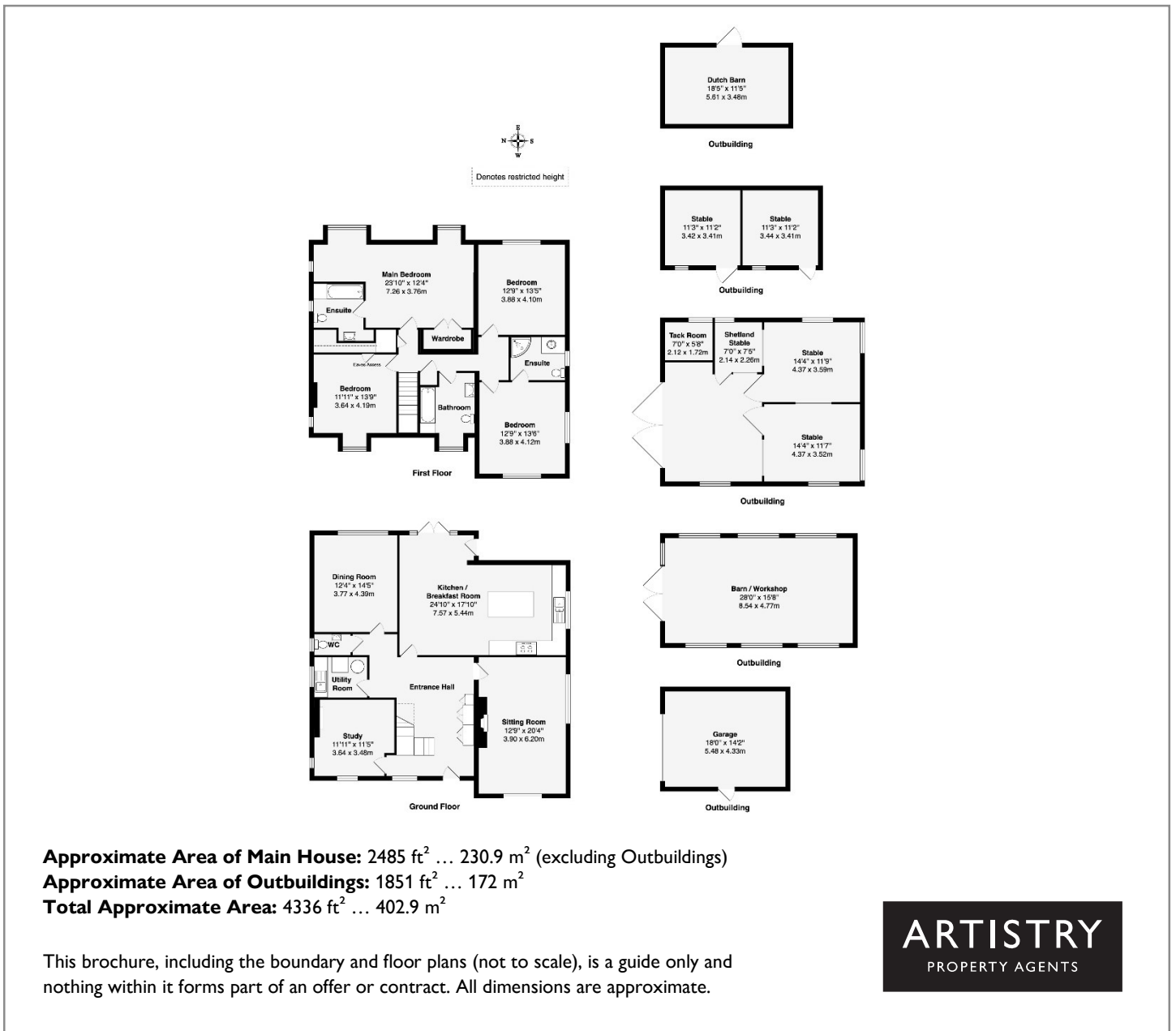
Remarkably, an irrigation system from the Great Ouse is still in place, allowing you, at very low cost, to water the lawns and the horses to your hearts content. But there was no ground source heat pump, double-glazed wooden windows and solar panels then, modern day comforts that provide warmth and hot water today at night on no outlay – and you can still have cosy open fires in your lovely sitting room and study if you wish.

In the '30s the emphasis was on space outside to enable living off the land. Today, you also have all the space inside that you could need for working from home, entertaining and everyday family living.

And it's flexible space too. Do you want a formal dining room, for instance. Or would you prefer a playroom or additional family room? Even the hall is large enough to relax in, with plenty of storage to boot. All the bedrooms are spacious enough to study in. The main bedroom, with its vaulted ceiling, walk-in wardrobe, dressing area and stylish bathroom is all that you could ask for - and like the others, with far-reaching views that are a joy to wake up to.

The kitchen is surely the hub of the home though, with its beautiful Shaker-style furniture topped by on-trend, thin marble acrylic, its superb range, its island and breakfast table seating, and oodles of space for all to relax and mingle without getting under each other's feet. Fling open the French doors in summertime to a terrace bathed in the scent of kitchen garden herbs. And to peacefully private land and outbuildings which are at once a dream for the horticulturalist and the budding footballer, for the equestrian and the entrepreneur, for the adult lost in nature and the child in adventure - a delightful home for all ages.





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

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