

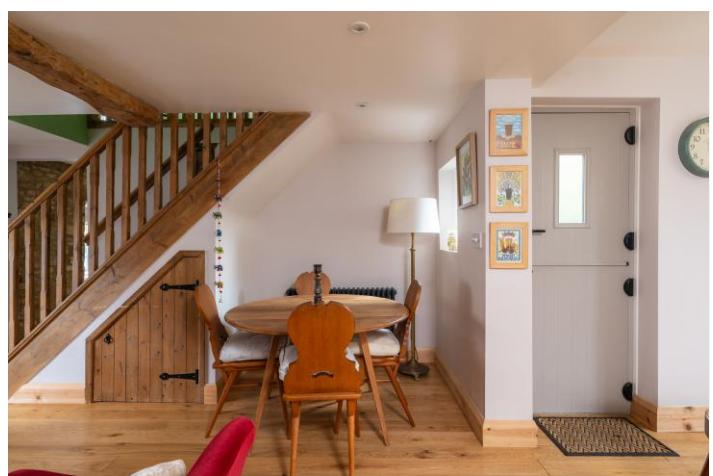
Manor Cottage, Church End

Felmersham, Bedfordshire MK43 7JB



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Extended Country Cottage in a Super Spot and with a 135ft Garden – A Short Stroll from a Great Village Pub and Close to All Facilities



A lovely, unlisted and renovated, 2-bedroom, 18th century cottage, with solar panels and a summerhouse or outdoor office in its larger than expected southwest-facing garden. A hundred yards along a peaceful, no-through lane from Felmersham's glorious church, described by Pevsner as "the noblest parish church in the country", Manor Cottage sits happily amongst numerous, fine old stone houses, and it's little wonder that it has been home to only two families in over half a century.

Felmersham has its own little primary school a couple of hundred yards from your front door and lies a short cycle ride or decent walk from the larger village of Sharnbrook, with its schools for all ages, recently rated 'Good' or 'Outstanding' in all areas by Ofsted, its surgery, shops, pub, restaurant and theatre and the Paula Radcliffe community sports centre and gym. Milton Ernest, with its popular pub, garden centre, shop and coffee bar is a couple of miles in the other direction.

The village is far enough from main road traffic noise, yet only just over 6 miles to the County town of Bedford, with its fast trains, which reach London in 40 minutes, the world-renowned Harpur Trust private schools and an array of music, sporting and cultural venues.

Play golf in Sharnbrook or Pavenham, just two miles away. Step out along the lane and the beautiful River Great Ouse to Pinchmill Islands and the nature reserves near Sharnbrook. Swim or boat from Felmersham's community gardens, followed by a drink or meal at the highly thought of 17th century, Sun Inn in the lovely little village that you can now call home – though life at Manor Cottage can often feel like being on holiday.





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AT A GLANCE

- Main bedroom
- Second bedroom (single or small double), currently used as dressing room, with sofa bed – has also been a study
- Bathroom, with freestanding bath and separate shower
- Landing, with airing cupboard and recess shelving – landing is currently open to bedrooms / Understairs cupboard
- Open-plan living space – with stable door to garden and inglenook multifuel stove:

Kitchen, with undermounted sink; built-under oven, ceramic hob and chimney hood; integrated, slimline dishwasher; integrated washing machine; integrated built-under refrigerator and separate freezer

Dining area

Coffee/Snug area

- Sitting room, with multifuel stove
- Heatrae Sadia Electric boiler, radiator central heating and Joule hot water system / Solar panels, with feed-in-tariff scheme
- Fully double-glazed and extensive insulation
- Summerhouse/Garden office, with double doors to garden and electric heater
- Southwest-facing Garden with pergola and shed
- Hidden bin storage area and side gate to lane – Note: right of way from attached West Cottage to rear of Manor Cottage and through side gate - used on bin day

FURTHER FACTS & FIGURES

- Full fibre broadband availability / Council tax band: D / EPC rating: tbc
- Bedford Railway Station: 6.8 miles – fast trains to London: 40 minutes
- Pinchmill Primary School – 175 yards / Sharnbrook Academy & 6th Form – 1.3 miles / Co-op and other shops, surgery, theatre – all in Sharnbrook
- The Sun Inn - 350 yards / Garden Centre: 2 miles



Set high above the stone arch bridge that spans the meandering river, what was once the old road to Sharnbrook is now the quiet no through lane leading to your new home. Few approaches are at once so historic and so beautiful, from the 13th century cruciform church and the 15th century Tithe Barn opposite, to the early 18th century Manor House, a few yards past the cottage. One of many hints at the link between the village and Trinity College, Cambridge can be found in the name of the lovely, late-18th century farmhouse next door, which also served as the vicarage for 20 years from 1826.

Manor Cottage and its attached neighbour were built in the mid-18th century, and you can see the original thatched roof line, level with the upstairs windowsills.

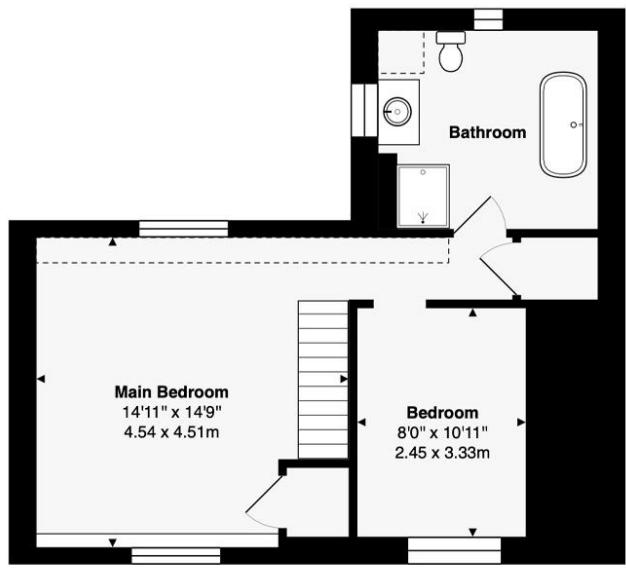
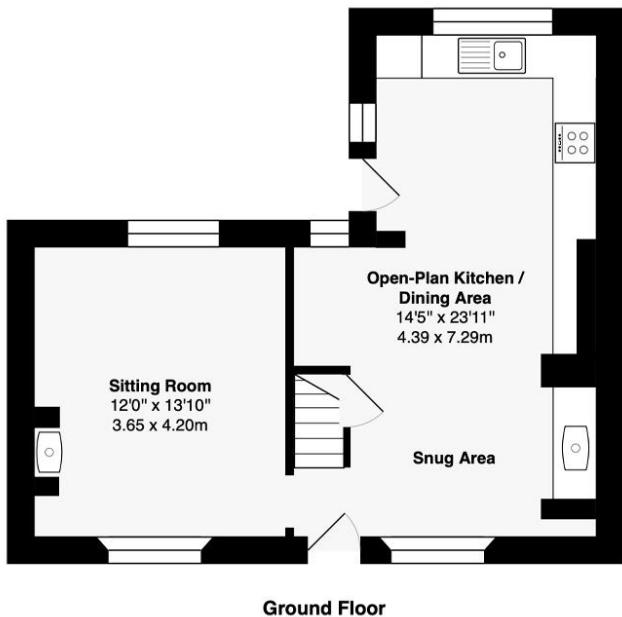
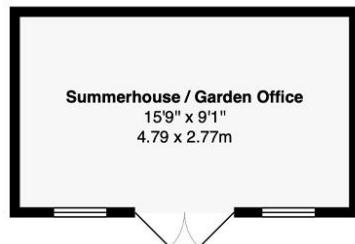
As well as the roof, there have, of course, been many changes since. While still oozing character, with its exposed stone, sloping ceilings, woodburning stoves and oak timbers, the cottage is now very much of the 21st century. Completely renovated and extended upwards and outwards, you now have plenty of height and natural light, as well as the flexibility to make it your own.

Wake up in your lovely vaulted-ceilinged bedroom to views through low-silled windows either to the stone cottages across the lane or to the pretty wisteria in the garden at the back. Currently designed to be open to the galleried staircase, as part of a suite with the stylish bathroom and the second bedroom acting as a dressing room, the main bedroom could be closed off if it suits you better.

Relax in front of the television in your sitting room, or with coffee next to the inglenook in your kitchen, where every appliance is hidden away amongst quartz-topped, Shaker-style, painted furniture, and where friends or family can sit around the dinner table, or the island, and the cook will never be left out of the conversation.

Winters at Manor Cottage are so cozy, with logs ablaze in the stoves; while summers are to look forward to in a garden which holds great scope for the green-fingered, where you can eat beneath the wisteria-clad pergola by the old stone wall, serenaded by bird song from magnificent, neighbouring yew and pine trees, and where children can play to their hearts' content. You can even use your super summerhouse to work, if you wish. Delightful!





Area of House: 967 ft² ... 89.9 m²
Area of Summerhouse: 143 ft² ... 13.3 m²
Total Area: 1110 ft² ... 103.2 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.

ARTISTRY
PROPERTY AGENTS



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