

# South End Barn, Renhold Road

Ravensden, Bedfordshire MK44 2RH



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY







## The Best of Modern Family Living – With Wonderful Views

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A striking, 4-bedroom, modern barn conversion, transformed in 2020 under Class Q planning from grain store to stylish, sustainably built, 2500 square feet, family home and super, detached garage. Close to every amenity, South End Barn and its neighbour looks over the glorious countryside surrounding the Bedfordshire villages of Ravensden and Renhold and is now ready to welcome a new family.

Rurally placed between the two villages, you have the choice of two shops (including post office), two pubs and the activities in two village halls. You have playing fields in Renhold and you can walk the children to their little primary school (recently rated 'Good in all areas') in Ravensden. Wander in one direction across the brook and through rolling countryside to the popular Horse & Jockey Freehouse, and to the ancient Grade I-listed Church of All Saints, and in the other direction to Mowsbury Golf Club to indulge your passion for golf, squash or socialising in the 19th hole. Moreover, cycling enthusiasts and dog walkers could not ask to live anywhere better.

All this on your doorstep and Ravensden is minutes from good road and rail networks too. The village is about 25 miles equidistant of Cambridge and Milton Keynes. The County town of Bedford, with its fast trains to London in under 40 minutes, its world renowned Harpur Trust private schools and its outstanding Free School, is less than 5 miles away. Travelling from South End Barn is so easy - and what a place to come home to.



# South End Barn, The Grain Store, Renhold Road

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## AT A GLANCE

- Main bedroom suite, with Dressing room and Shower room
- 3 further double bedrooms
- Bathroom, with bath and separate shower
- Landing, with built-in linen cupboard and Velux window, with fly screen and solar-powered blind
- Kitchen/Dining room, with Coffee area – Appliance: 1.5 bowl, stainless steel sink, with waste disposal unit; AEG built-in double oven; microwave oven; induction hob; chimney hood; Bosch integrated dishwasher; space for American fridge/freezer
- Utility room, with sink and space for washing machine
- Snug (open to kitchen)
- Sitting room, with range of tall, fitted cupboards (has been used as an office)
- Study, with fitted units and desk
- Hall, with Cloakroom and built-in Coat/Shoe cupboard
- Oil-fired, zoned underfloor heating downstairs/radiators upstairs / Worcester indirect, unvented hot water system / Security system
- High performance windows, with electric blinds
- Double garage, with electric Hormann doors (LED lighting around door frame, app or timer controlled) and fitted cabinets and work bench / inside tap / CCTV cameras / Driveway parking for several cars
- Garden, with verandah and 2 sheds / Bin area and oil tank to side of house / Lawn to side of garage

## FURTHER FACTS & FIGURES

- BT's superfast fibre 2 broadband connectivity / Council tax band: F / EPC rating: C
- Bedford Railway Station: 4.5 miles – fast trains to London: 39 minutes
- School catchment: Ravensden Primary: 1400 yards / Mark Rutherford Secondary: 1.8 miles / Bedford Free School and Private Schools: within 5 miles
- Shops and pubs within walking distance



With electric doors illuminated by timed surround LEDs, your super double garage stands out. But South End Barn and its attached neighbour, set well back from the road, make even more of an impression.

Although their hugely attractive, metal-clad exterior gives more than a nod to their former life as a grain store and sits harmoniously in the countryside setting. Step into the hall and immediately catch a tantalising glimpse of that countryside, as well as a sense of the scale of your new home, with its high ceilings and natural light pouring into every room through tall, high-performance windows, all with expensively fitted, remote-controlled blinds, the large landing Velux with solar-powered blind and fly screen.

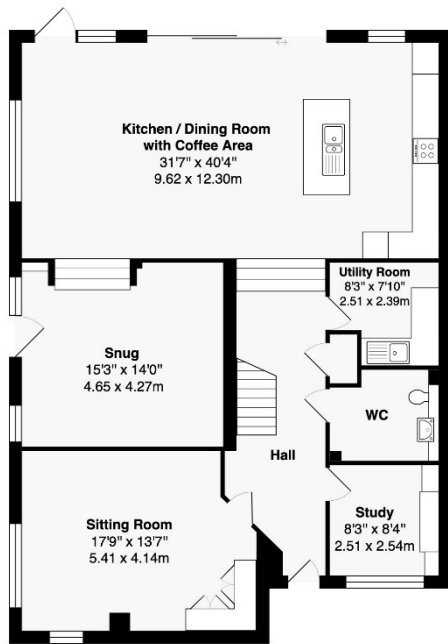
Each bedroom, with their tall sloping ceilings, is both contemporary and full of character, with the concrete roof supports of the old grain store occasionally making their presence known. At the press of a button from the comfort of your bed, in a suite complete with dressing and shower rooms, blackout blinds roll smoothly upwards to views worth waking up for.

While designed as a study and separate sitting room at the front, family room in the middle, the downstairs rooms are flexible to suit your needs. You could even have a fifth bedroom downstairs if you wish. After all, you have another super sitting room.

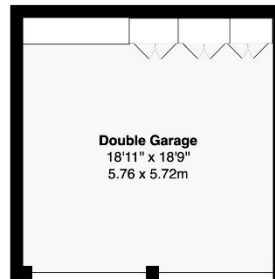
There's no doubt about the hub of the home, though. Fabulous, stone-floored, open-plan living space, where no one gets under each other's feet, where friends can mingle around the island, where you can cook, dine, entertain and relax. Space that extends outside through huge sliding doors, the roof over the terrace continuing its swooping descent from high above the kitchen, as far as the concrete pillars of the old grain store.

Come rain or shine, sit, peacefully, under this most perfect verandah, your garden a canvas for whatever design you dream of (adding to the lawn at the side of the garage - complete with tree to bring into the house for your first Christmas here), rolling countryside stretching as far as the eye can see (the golf club in the distance). Sip a glass of something, watching the glorious sunsets and toast your good fortune.

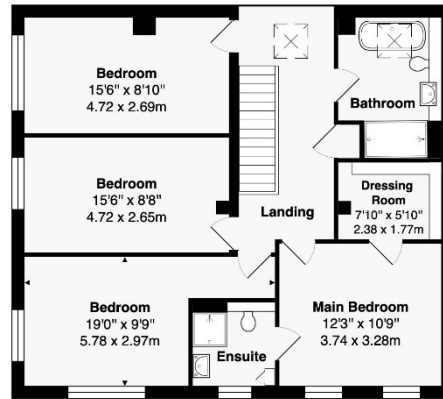




Ground Floor



Double Garage  
18'11" x 18'9"  
5.76 x 5.72m



First Floor

**Area of House: 2235 ft<sup>2</sup> ... 207.6 m<sup>2</sup>**

**Area of Garage: 355 ft<sup>2</sup> ... 33m<sup>2</sup>**

**Total Area: 2590 ft<sup>2</sup> ... 240.6 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.





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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](mailto:info@artistryproperty.co.uk)

[www.artistryproperty.co.uk](http://www.artistryproperty.co.uk)