

The Old Granary

65 Church End, Biddenham, Bedfordshire, MK40 4AS



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Beautiful Stone Barn Conversion in Village Conservation Area on the Edge of Bedfordshire's County Town

Watched over by the majestic Church of St James, The Old Granary stands out in a lovely spot at the end of a no-through lane in the sought-after village of Biddenham. Grade II-listed and dripping with 17th and 18th century charm, with three double bedrooms, a south-facing garden that's easy to look after, parking for three cars, and a barn linked to the house which was once a particularly fine coal shed.

The Old Granary was converted in 1986, along with two other homes, from former stables and barns, all once part of Church Farm and all set around a gravelled driveway with the original farmhouse – there's one thing better than owning a beautiful home and that's also having beautiful homes around you.

Biddenham is unusual for being an escape from urban bustle, yet with easy access to the M1 and within minutes of the County town of Bedford, its fast trains to London, the world-renowned Harpur Trust private schools and the outstanding Free School, as well as an array of shops and supermarkets, restaurants, and sporting and leisure facilities.

It's an unusual village too for having so many facilities of its own. How nice for children, from nursery age to sixth form, to walk to their village school, or to the recreation ground for cricket and football, and to the village hall for all manner of events and activities. How lovely too to wander across the lane to Sunday service at St James's, passing between two beautiful cedar trees grown from seed 150 years ago. And through the meadows to the village pond and perhaps, on to the C18th, thatched, Three Tuns pub. Enjoy the starlit sky unspoiled by street lighting on the way home. A lovely approach to a lovely home.



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AT A GLANCE

- Main bedroom, with adjoining bathroom and shower over bath
- 2 further double bedrooms, with eaves storage in the guest bedroom
- Bathroom, with freestanding bath and separate shower with very low-profile tray
- Kitchen, with granite tops and drainer grooves Villeroy & Boch ceramic, undermounted 1.5 bowls and tap, integrated Neff dishwasher and integrated Blomberg 8kg washing machine, Neff double oven, induction hob and stainless steel splashback; space for American-style fridge/freezer and table
- Breakfast room/snug – could equally be dining room
- Sitting room, with woodburner-style, gas fire, with television hard-wired into wall above, and French doors to garden
- Dining room, with space for desk and stable door to garden – could equally be a further family room or study/home office
- Small hall, with cloakroom
- Wooden double-glazed windows throughout
- Mains gas central heating with Ideal boiler and radiators only 4-years-old / Indirect water cylinder
- Barn/Store, linked to house with power and light – very tall ceiling, which might allow mezzanine
- South-facing Garden, with gate from the lane and little communal garden area on the lane hitherto tended by current owner/ Parking for 3 cars
- Outside taps front and back

FURTHER FACTS & FIGURES

- Grade II-listed / Council tax band: F
- Full fibre 900 internet connectivity (BT's best)
- Bedford Railway Station: less than 2 miles – fast trains to London: 39 minutes / M1 easily accessible
- Catchment schools: Biddenham International School & Sports College: 1500 yards / St James CofE Primary: 700 yards / Harpur Trust Private schools and Free School in Bedford



It takes something particularly striking to draw the eye away from the church but that's exactly what The Old Granary is. Beautifully pointed stone and lovely, old clay pantiles contrast with hugely attractive weatherboarding and the old clay flat tiles of the former grain store, which flies over to your storage barn to form an impressive entrance through to the gravelled driveway and your front door.

And inside, downstairs floors contrast happily too, from porcelain to stone tiles, from real oak to porcelain wood planks – no need to panic if your dog escapes your clutches following a muddy winter walk across the fields and heads straight for his favourite spot in front of the sitting room fire - a fire that looks and feels like a cosy, coal burning stove, yet is ready in an instant, with no need to clean up after it.

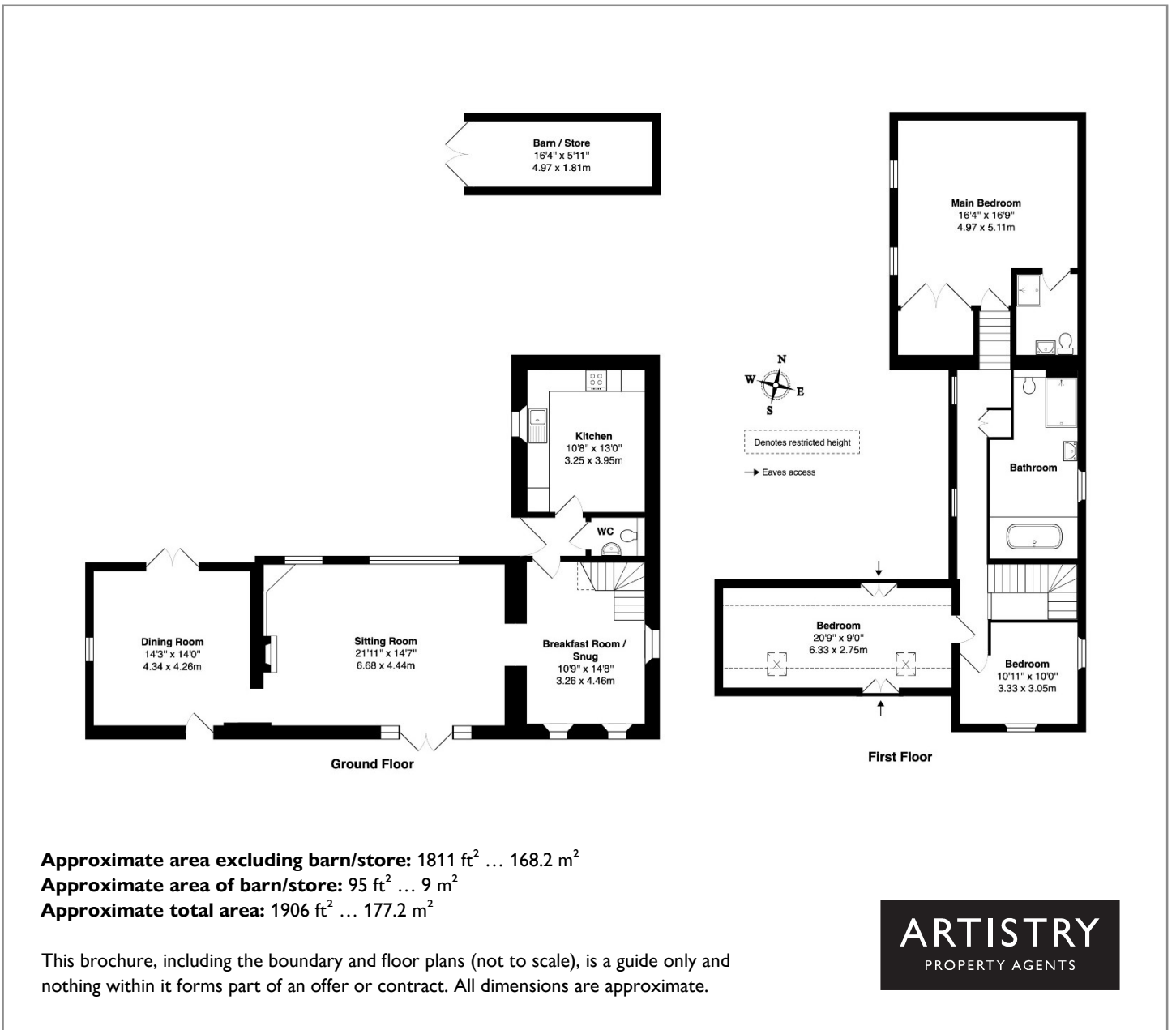
And, in warmer times, throw open the French doors to your private outdoor space - perfect for summer parties, ideal for eating outside, pretty, weeping willow and Sweetgum trees, shrubs and flower borders a magnet for birds and bees; yet no lawn to cut.

Thick stone walls, deep sills and an amazing, stone arch, along with beautiful beams, not least in the dining room, never let you forget The Old Granary's heritage. Yet not only has the home been lovingly looked after, it's far from stuck in time. Up-to-the-minute Neff appliances are built into the granite-topped, Shaker-style kitchen. Radiators are traditional in style, but the heating and hot water system is new. And the beamed but contemporary bathroom will have every shower devotee allowing themselves the occasional wallow, too, in the stylish, freestanding bath.

Be prepared for friends to stay over. They'll not only love the bathroom, they'll adore the romantic guest bedroom. But all the bedrooms, not to mention the landing, are oozing character, with tall and sloping ceilings, and wonderful wall and ceiling timbers. The main bedroom is, simply, gorgeous.

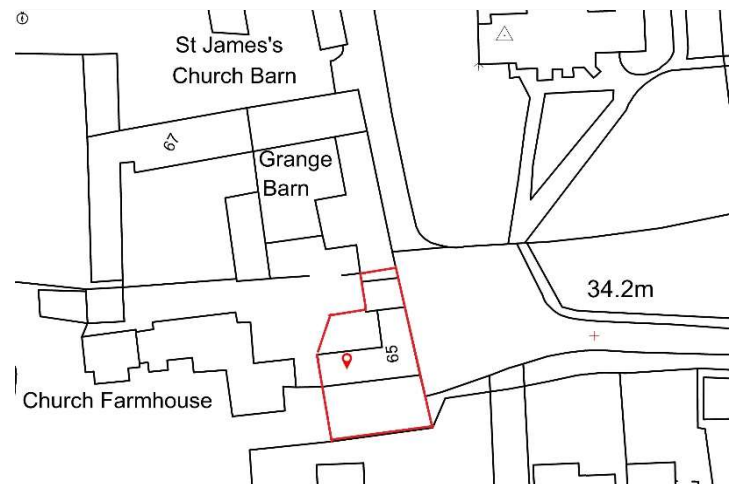
While there's nothing you must do with The Old Granary, it is a home you can make your own, both outside and in. It's a home where downstairs rooms are flexible to fit your lifestyle. It's a delightful home.





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

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