

ARTISTRY  
PROPERTY AGENTS



1 ROTHsay  
GARDENS  
BEDFORD



## EXCEPTIONAL VICTORIAN FAMILY HOME IN SPECIAL AREA OF BEDFORDSHIRE'S COUNTY TOWN

A prestigious address in Bedford's Castle Quarter, named in "The Sunday Times Best Places to Live in the UK", No 1 Rothsay Gardens sits among similarly impressive, individually designed, Victorian villas within an exclusive enclave in the conservation area of this historic market town. Built in 1884, and with over 4000 square feet of space, the property has been through several incarnations since the early 20<sup>th</sup> century, when it was owned by the Carrington family. With up to 6 bedrooms, including a superb main bedroom suite and roof terrace, a lovely west-facing walled garden and ample driveway parking, it is now a beautifully restored family home.

Bedfordshire's County Town is home to the world-renowned Harpur Trust private schools, which were attended by the Carrington children, including the famous artist, Dora, and her brother Noel, originator of Puffin Books. While the family lived at Rothsay Gardens, Dora made her mark at London's Slade School of Fine Art, becoming associated with Virginia Woolf and the Bloomsbury Group. On a visit home, she painted "Bedford Market" which you can see at The Higgins Gallery, a stone's throw from the house, along with other works of hers. Dora was known simply as "Carrington" and was played by Emma Thompson in the 1995 film of the same name.

Bedford has a thriving cultural sector, an abundance of independent shops, supermarkets, restaurants and pubs, and every sporting facility you can think of. Other schools include the outstanding Bedford Free School and Castle Newnham Primary School, a few hundred yards away. Every amenity is within a mile including surgery, dentist, and the railway station from where fast trains leave for London St Pancras International and elsewhere. A short stroll away too are lovely parks and one of the finest river embankments in the Country. Fortunate, indeed, is the child growing up in such a house in such an area.





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**At a glance:**

- Main Bedroom Suite, with bath, shower and dressing area, leading to roof terrace
- 5 further bedrooms or 2 bedrooms on 1<sup>st</sup> floor and top floor self-contained accommodation, including bedroom, sitting room and kitchen
- 3 bathrooms, downstairs cloakroom, 1<sup>st</sup> floor loo, and laundry room
- Kitchen/Breakfast Room, with pantry – 2 Neff ovens with telescopic shelves, Induction hob, Bosch dishwasher and freezer, Miele family-sized refrigerator, Hot tap, Corian tops/sink – fitted 2020
- Dining Room, with fitted bookshelves
- Sitting Room
- Study / Family Room, with fitted bookshelves
- Reception Hall
- Boot Room / Cellar / Loft space
- Gardens, with water and potting area to side, and shed with new iron roof / Gravelled parking for numerous cars to front, with planted borders
- Mains gas-fired radiator central heating / Underfloor heating to kitchen and study / Megaflow hot water system / Hardwood Double Glazed windows and exterior doors throughout / Electric car charging point

**Further Facts and Figures:**

- Superfast fibre 2 internet connectivity
- Fast trains Bedford to London: 39 minutes.





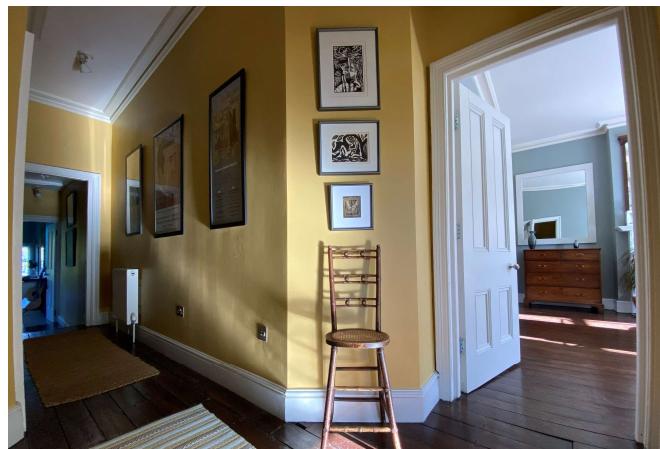
No other British street has the name Rothsay Gardens and few form such a quiet and peaceful approach, majestic trees in the central community garden adding to an air of both spaciousness and understated affluence.

No 1 is set well back, the gravelled driveway enhanced by the mellow red brick wall to the side, beautiful roses rising from behind low box hedging. Pause a moment to appreciate the quality of the building, the brick and natural stone detail, the lovely original clay roof tiles which were re-laid when the house was refurbished, and the superb hardwood sliding sash windows. Once inside, turn and notice how the light picks up the gorgeous colours in the glass of the front door.

As soon as you step onto the lovely Olde English Victorian-style floor tiles of the reception hall, the feeling of space is palpable. It soon becomes clear that all work during the restoration in 2007, and since, has been carried out to the highest standard. Plaster of Paris cornicing around the high ceilings is exquisite. All walls have been re-plastered and insulation has been fitted to the outside walls, underneath the front floorboards and, of course, in the roof. The entire house has been rewired and replumbed. Even when hidden, no expense has been spared.

And when it's not hidden, it speaks for itself, as well as to the heritage of this lovely home. Original floorboards are left exposed and perfectly finished. Original fireplaces remain on the top floor, others, including the beautiful marble surrounds to the open fireplaces downstairs, are perfectly in keeping. Notice the Art Nouveau Poel à Bois wood burner which takes pride of place in the hall. Wonderful!





Full of character, the top floor provides self-contained accommodation but, if you wish, could easily revert to 3 lovely bedrooms. All the bedrooms in the house have a super outlook and demand to be seen, not least the main suite. Stretching from front to back, the gorgeous bedroom links to stylish and imaginative dressing and bathing facilities, which lead through glazed hardwood doors to the roof terrace that wraps around the kitchen roof lantern. Imagine morning coffee overlooking the lily pond and garden, wisteria-clad trellising to one side. Delightful!

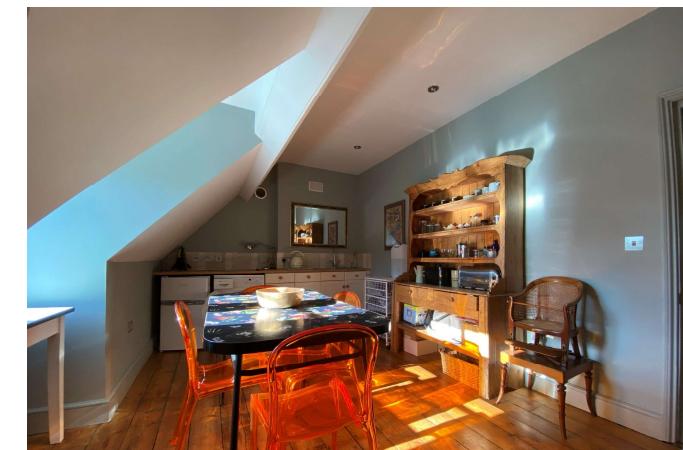
That roof lantern floods the kitchen island and its seating with light. Bespoke painted shaker-style furniture, expensively topped with Corian surfaces and sink, combines style and function, with the pantry adding to extensive storage space. A bespoke brass all-in-one filter tap means you can dispense with the kettle and hours of your time spent boiling water for tea, pasta and vegetables. Linked to the dining room and on to the sitting room, this is a huge space where the family will never get under each other's feet, and where the largest of social gatherings can comfortably mingle.

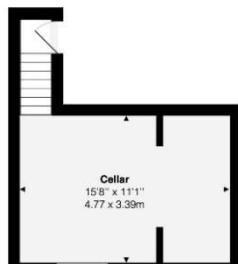
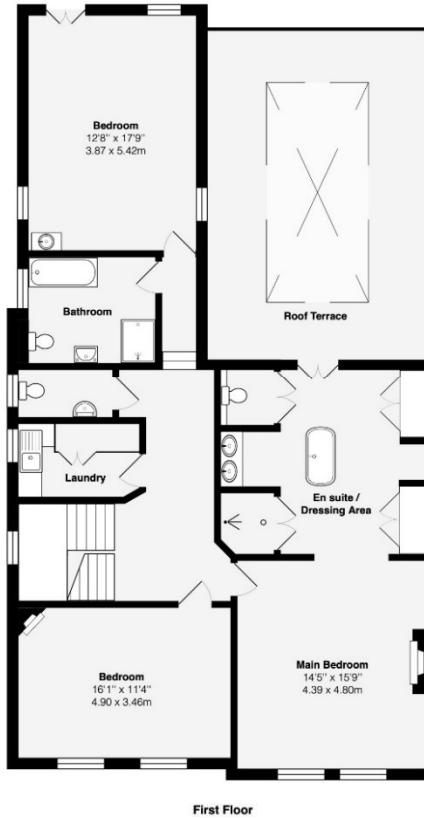
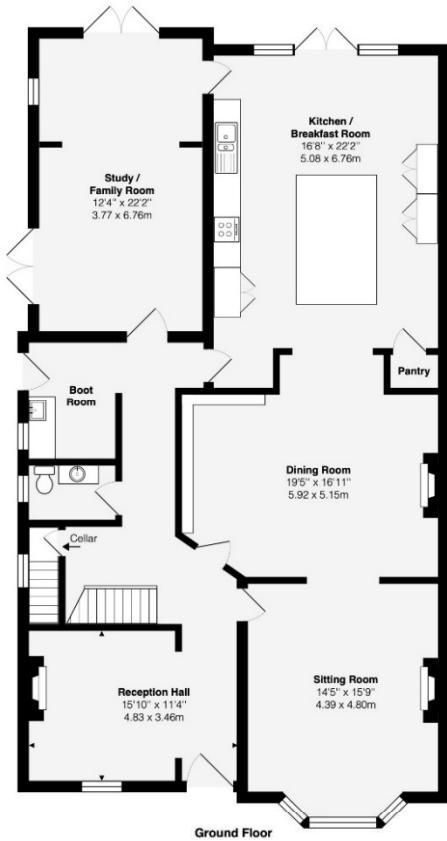
Like the adjoining study, the kitchen opens through hardwood French doors to the terrace and the landscaped walled garden, the lovely lily pond flanked by Windmill palms adding to a sense of peaceful privacy - the perfect place for that evening glass of wine. Roses, jasmine, wisteria, and passion flower clamber over pergolas. Silver birch, ancient fruit trees, and well-stocked borders provide year-round interest. Ball games on the lawn, den building at the far end behind the planted bank. The garden has it all, for children and adults alike. As does the house.





Top floor, including bedroom, sitting room and kitchen, easily reverted to three lovely bedrooms





Total Area: 4058 ft<sup>2</sup> ... 377.0 m<sup>2</sup> (excluding roof terrace)

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