

ARTISTRY
PROPERTY AGENTS

53 High Street

Harrold, Bedfordshire MK43 7BH



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PEOPLE AND
PROPERTY







Fine Family Home in Prime North Bedfordshire Riverside Village

Built in the Roaring Twenties, this elegant, 4-bedroom house in the heart of Harrold has been extended and transformed into a family home perfect for the 2020s. Without losing any of its character, it has oodles of flexible, light-filled space, a superb, handmade kitchen and lovely, landscaped, south-facing gardens, as well as a garage and driveway parking for 2 or 3 cars. It's now ready to celebrate its centenary by welcoming a fortunate new family.

Surrounded by beautiful countryside, through which the River Great Ouse wends its wonderful way, the North Bedfordshire village of Harrold is nevertheless only just over 9 miles from the County town, its fast trains to London in under 40 minutes and the world-renowned Harpur Trust private schools. Milton Keynes and Rushden Lakes shopping centres are just 15 and 13 miles respectively.

The village has numerous facilities of its own, including a primary school recently rated 'Good' by Ofsted, which is linked to the Academy at Sharnbrook, just 3.5 miles away. A Co-op is a short stroll from your front door in one direction, with two pubs, each offering something different, in the other. Wander past the school and the river to Sunday service at the magnificent Grade I-listed Church of St Peter. And, in the afternoon, choose from any number of lovely countryside, woodland or river walks.

Play cricket on the playing fields, tennis behind the super community centre a hundred yards along the street and work out at the Paula Radcliffe sports centre in Sharnbrook. You can even cross the ancient bridge and play squash in the adjoining village of Carlton, where there's also a lovely, little shop for locally sourced veg. and bread. It's little wonder that this is the first opportunity since the turn of the millennium to own this superb family home.



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AT A GLANCE

4 bedrooms, 2 bath/shower rooms – as follows:

- 3 double bedrooms, 1 with fitted wardrobes, 2 with cast iron fireplaces
- 1 single bedroom, with fitted desk and furniture, with bed above
- Bathroom, with bath/shower mixer
- Wet room, with shower, basin
- **Kitchen/Breakfast room/Coffee area** (with woodburner and French doors to terrace) - handmade, in-frame solid wood furniture, Villeroy & Boch double Butler sink, space for dishwasher, Built-in Neff oven and warming drawer, gas hob and canopy hood – through square arch to:
 - Dining room, with pocket doors between here and:
 - Sitting room, with open fireplace and book shelving
 - Study/Music room, with book shelving
- Porch, Hall and Side Hall, with Cloakroom
- Landing, with access to loft storage space (with ladder and light)
- Mains gas central heating (**Worcester boiler – new 2024**) / Kitchen underfloor heating / **Indirect hot water system (new 2023)** / Part double glazing
- Garage, with workbench and storage above / Driveway parking for 2/3 cars / side gate to back garden / outside tap and power / EV charging point
- Gardens, front and back, with greenhouse, playhouse and pond / Gravelled side area with climbing roses, window boxes, bin storage, large water butt / Gates to front garden both sides of house



FURTHER FACTS & FIGURES

- BT Superfast fibre broadband connectivity / Council tax band: F / EPC rating: tbc
- Bedford Railway Station: 9.5 miles – fast trains to London: 39 minutes
- School catchment: Harrold Primary – 175 yards / Sharnbrook Secondary – 3.5 miles
- Co-op, Surgery, Pharmacy, Indian restaurant and Fish & Chip shop – all within village



Testament to a highly thought of architect, this fine-looking house, built in 1924, has, over the last two decades, become a home full of space, light and height, which really works for the modern family. Its immense character has been preserved and enhanced, with original doors still in place and tall skirtings, architraves and picture rails having been reproduced where missing. Similarly, new double-glazed windows perfectly echo the original, sliding sashes at the front.

The shallow-rising staircase, with its stair runner, side panelling and beautiful handrail and balusters, hints at the Art Deco style of the age. It invitingly leads you from the welcoming entrance hall, with its exposed floorboards, to four lovely bedrooms, two with cast iron fireplaces, three that are remarkably spacious, and a child's room that has cleverly combined an exciting sleeping space above its study area.

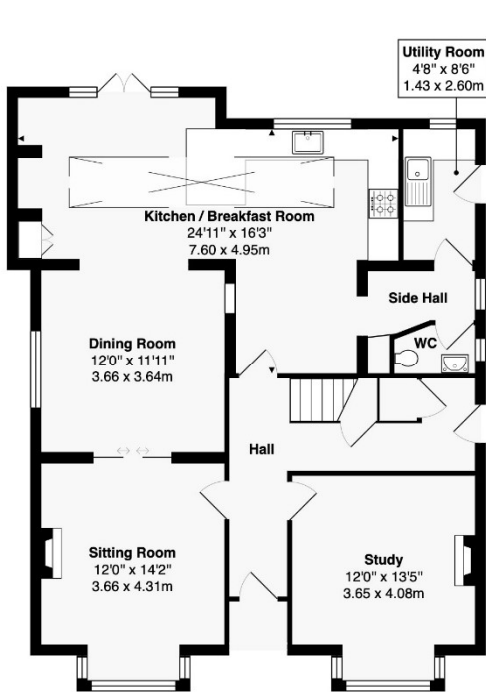
Wake up to views over the historic high street or to the garden and school playing fields beyond – and to an invigorating shower in the super, travertine-tiled wet room, which you now have as well as the bathroom.

Downstairs, a lovely, bay-windowed front room, with original cast iron fireplace, can be used how you wish, but it makes a great study and music room. The living space flows around the home, from cosy sitting room, with stone fireplace, to dining room, kitchen and a side hall that oozes character (and is ideal for those who wish to avoid the steps to the arched front porch); and all the rooms open to each other - perfect for parties.

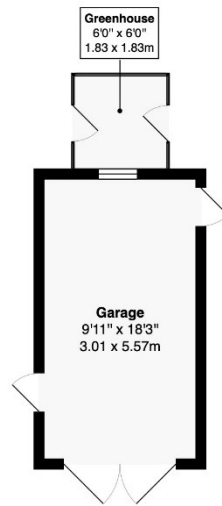
The family will, no doubt, gravitate to the kitchen, with its gorgeous, handmade furniture, reclaimed working surfaces, space for both table and bar, and for everyone to relax around the woodburner - and still chat to the cook – all flooded with light from a huge roof lantern and from French doors to the sunken patio and wonderful lily pond.

Watched over only by the majestic sycamore behind the playhouse, enjoy the garden, with its wisteria, roses and bee-friendly borders, from several sitting areas – an outdoor space that's as productive as it is pretty, with its super greenhouse, fig tree, and veg. plot - both indoors and outdoors perfectly designed.

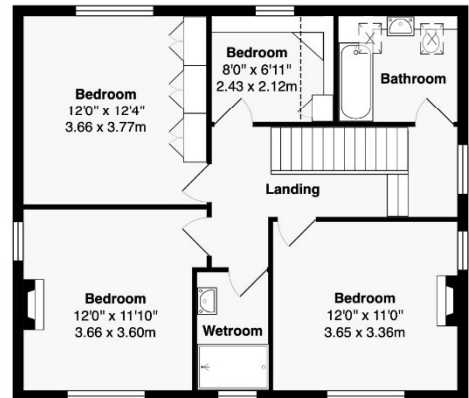




Ground Floor



Denotes restricted height



First Floor

Area of House: 1721 ft² ... 159.9 m² (excluding garage and greenhouse)

Area of Garage: 180 ft² ... 16.8 m²

Total Area: 1901 ft² ... 176.7 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.



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

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