

ARTISTRY
PROPERTY AGENTS

Shoe Cottage

15 High Street, Blunham, Bedfordshire, MK44 3NL



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Gorgeous Grade II-Listed Cottage, with Superb Kitchen and Bathroom Extension, and Amazing Barn Office

Once three C17th cottages, now one beautiful, 4-bedroom, family home, the old house with its new reed thatching, the extension with reclaimed clay tiles. With lovely walled garden, driveway parking and an office not only inside, but also outside above the garage, in a wonderful former onion barn that has scope for different uses. Shoe Cottage, which once starred in television's 'Escape to the Country', is immaculate, and its new family can move in without a worry in the world.

Blunham is surrounded by beautiful countryside, just 7.5 miles equidistant of the County town of Bedford and St Neots, with their fast trains to the Capital in under 40 minutes and world-renowned private schools. Sandy Railway Station, from where you can reach the Capital in under 50 minutes, is less than 4 miles away. Moreover, the village is close enough to good road networks to make travelling a breeze.

But what a joy to come back to both home and village. Surrounded by beautiful countryside, you can just cross the road into fields that lead down to the River Ivel and miles of wonderful walks that your dog will love. Pick up the newspaper and a few provisions from the village store a few yards away and pop into the C18th village inn for a pint of real ale.

Wander to Sunday service at the glorious medieval Church of St Edmund or St James, the only one in the Country bearing the name of two saints. Walk the children to the highly thought of little nursery and primary school named after the great metaphysical poet, John Donne, who was the Rector of Blunham a few years before even Shoe Cottage was built and who preached at the church here. The sports-mad have everything they need at the local playing fields and pavilion, and all manner of things go on at the village hall, including film nights. John Donne wrote, "No man is an island". The friendly Blunham community ensures that there's no need to be.



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AT A GLANCE

- BT superfast fibre 2 internet connectivity / Council tax band: E / Grade II-listed / Fire retardant reed thatching (2023)
- 4 double bedrooms – main bedroom with built-in wardrobes; guest bedroom with deep built-in cupboard; 2 further bedrooms, 1 with raised bed (with drapes and storage), both with study spaces
- Bathroom, with freestanding bath and separate shower (wet room-style)
- Landing, with built-in linen cupboard
- Kitchen/Breakfast room, with island – undermounted bowl; Rangemaster Kitchener 110 with 6-burner gas hob; space and plumbing for American-style fridge/freezer; integrated dishwasher; wine cooler
- Laundry room, with Belfast sink – tall units to hide appliances and boiler
- Sitting room, with inglenook fireplace and woodburner / Dining area
- Home office
- Enclosed porch, with bench storage and coat hooks
- Outside office above garage/barn
- Driveway parking for 2 cars
- Walled garden
- Gas central heating – Baxi boiler (installed 2023) – underfloor heating downstairs, new radiators upstairs / Electric underfloor heating to bathroom

FURTHER FACTS & FIGURES

- Sandy Railway Station: 4.5 miles. St Neots and Bedford Railway Stations: both 7.5 miles - fast trains to London from 39 minutes / Cambridge and Milton Keynes: Both 25 miles / M1 and A1 easily accessible
- Catchment schools: John Donne CofE Nursery & Primary in village / Sandy Secondary & 6th Form: 3.2 miles / Shop and Pub: In village / Further shops/post office in adjoining village of Great Barford



The date stamp says that Shoe Cottage was built in 1666. Hanging above the inglenook, a child's shoe, which was discovered behind the fireplace, tells us how the cottage got its name. The work that has been carried out speaks of a passion for old properties, of high standards, of a wonderful taste in interior design.

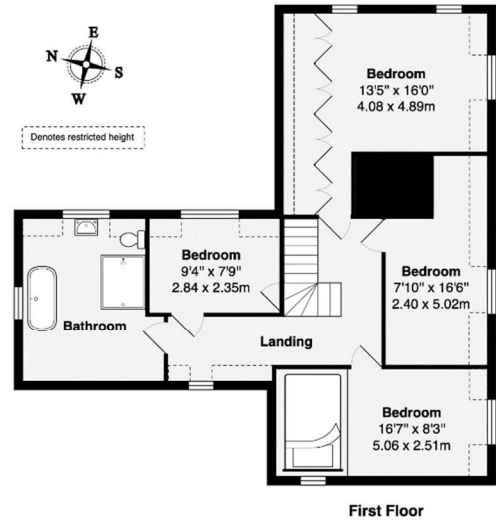
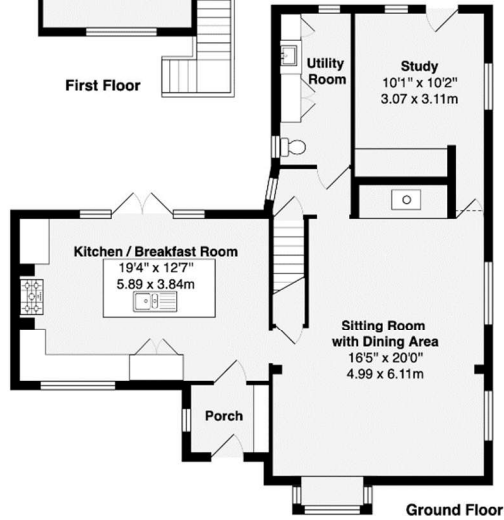
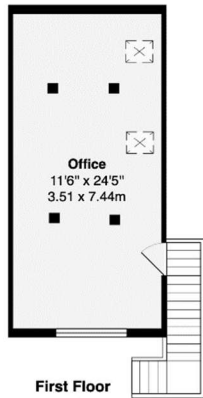
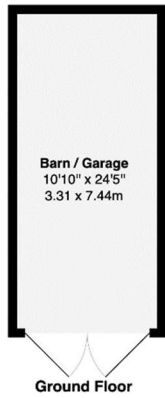
Decorated throughout in Farrow & Ball, with huge, heated, tumbled limestone slabs beneath your feet, and beautiful beams above your head, not to mention wonderful wall timbers, there's always something on which to feast your eyes.

Each of the four double bedrooms, with views of the church through shuttered windows, is individually delightful. Children have their dream sanctuaries in more ways than one, and the main bedroom, with its vaulted ceiling and gorgeous timbers is achingly romantic. As is the bathroom, with its mood lighting, handmade Moroccan tiles, wet room shower, stone freestanding oval bath, and concrete bowl the colour of which complements the 'Setting Plaster' walls perfectly – a bathroom to die for.

The cottage belies stereotypes. Plenty of light, height and space, and no less than four external doors, including, usefully, from the laundry room and home office, the latter excitingly hidden from inside by a swivelling bookcase aside the inglenook. Come home from that long winter river walk to a roaring log fire in the beautiful, beamed sitting room, a room where you can, at the end with the lovely, low-silled window, happily hold dinner parties, if you wish.

The kitchen with its boldly beautiful furniture, topped by tumbled granite, complete with range, wine cooler and iced water on tap, shows how the 21st century can happily coalesce with the 17th. Breakfast at the island, relax on the sofa, fling open the huge glass doors to the walled garden. Look forward to summer garden parties, to relaxing on the terrace with coffee; to the birds and bees flitting through the purple lilac, the white philadelphus and the honeysuckle-bedecked fig tree bordering the lawn. So much to enjoy, and an outdoor office too, in an historic barn ripe for development. Shoe Cottage is rather special.





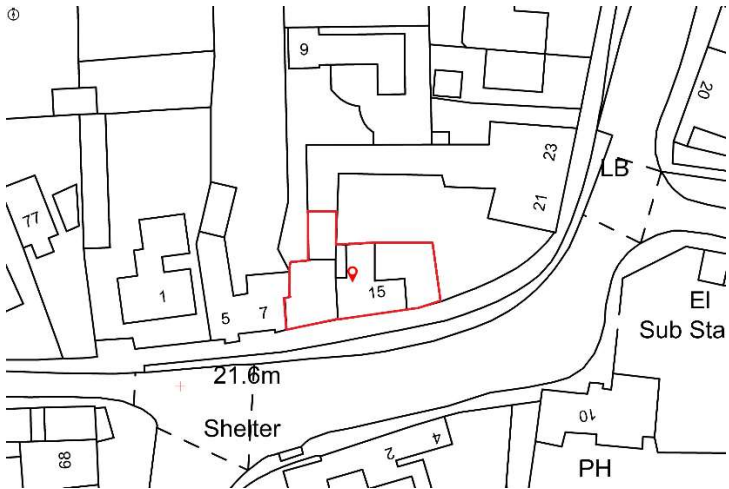
Approximate Area of Main House: 1700 ft² ... 157.9 m²
Approximate Area of Barn/Garage, Office: 546 ft² ... 50.7 m²
Total Approximate Area: 2246 ft² ... 208.6 m²

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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