

North Lodge, Kimbolton Road

Bedford, Bedfordshire MK40 2NY



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Refurbished Edwardian Gem in Bedford's Conservation Area, with Wonderful Walled Garden

An impressive, unlisted, Edwardian townhouse, with up to 7 large bedrooms among its 4300 sq.ft. of elegant living space. North Lodge is set well back from a sought-after street in Bedford's conservation area, surrounded by nearly a third of an acre of its own gorgeous walled gardens and with new wiring, heating and plumbing from top to bottom. The railway station is a 20-minute stroll from the house, yet you also have an unusual amount of driveway parking space, as well as a double length garage that has scope for other uses.

Fast trains reach London from the station in 40 minutes. Luton Airport is just over 20 miles away, Cambridge about 30. North Lodge is decidedly well located for travelling and commuting, yet town centre shops and supermarkets, surgery, dentist and hospital are just a short walk away. A convenience store for topping up the week's supplies is just across the road.

Bedford's quirky Castle Quarter, with its independent shops, pubs and eateries is 5 minutes away. The beautiful Bedford Park is a similar distance and one of the finest river embankments in the country is nearby. You can walk to a choice of gyms, tennis club and every other sporting facility. Bedford Blues Rugby Club is a few hundred yards around the corner. The town is well blessed, too, with theatres, galleries, cinema and music venues.

Walk with the children to their school, whether it be the outstanding Castle Newnham Primary, the outstanding Bedford Free School or any of the world-renowned Harpur Trust private schools, with Bedford School just 100 yards from your front door. An excellent independent nursery, also rated as outstanding in all areas, is next door. For children and for the whole family, your new home is hard to beat.



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AT A GLANCE – 4300 sq.ft. / 7 bedrooms / 0.3 acres

- 4 double bedrooms on 1st Floor, including guest bedroom, with Jack & Jill shower room
- Up to 3 double bedrooms on Top Floor, 2 currently used as an office and a gym – Possible main bedroom suite
- Bathroom, with bath and shower on 1st Floor / Shower room on Top Floor
- Galleried landing (1st Floor), with built-in cupboards / Top Floor landing, with built-in cupboard, open storage room and hatch to loft / Further loft space, boarded with light
- **Kitchen, with Island** – 1.5 bowl sink (undermounted) and **Quooker All-in-one boiling tap**; 2 Neff built-under ovens, 5-zone gas hob and canopy hood / **Breakfast room**, open to kitchen / **Pantry / Utility room**, with sink (tap with pull-out hose), spaces for washer and dryer, and with Sheila Maid clothes airer
- Dining room, with open fire
- Sitting/Music room, with open fire / **Separate Snug**
- Hall, with Cloakroom / **Cellar**, with workbench and space for freezers
- Mains gas central heating – Worcester boiler (10-year warranty from 2021), Joule indirect, unvented hot water system / Hot water recirculation pump / Many new radiators / Remote-control smart lighting, with Quinetic wireless switches
- Garage/Workshop, with power / Driveway parking for numerous cars, plus gated overflow parking / EV charging point
- Gardens, front and back / Gates both sides of house

FURTHER FACTS & FIGURES

- Full Fibre 900 Broadband connectivity (BT's best service); Council tax band: G / EPC rating: E
- Bedford Railway Station: 1.2 miles - fast trains to London: 40 minutes
- Harpur Trust Private Schools: From 100 yards / Bedford Greenacre Nursery: 200 ft / Bedford Free School: 1 mile / Castle Newnham School (Nursery to Secondary): 700 yards



Pink roses bloom around the bay; a young wisteria is considering whether to wend its way around to the jasmine-lined, stone and gravelled side area; beautiful acers vie for attention at the front with the flowering cherry; and you'll always be happy to come home to North Lodge.

Step through the wide, panelled front door into the entrance hall, with its tall skirtings and picture rails, solid pitch-pine parquet beneath your feet, ornate cornicing and ceiling rose high above your head, Cole & Son wallpaper adorning the wall in front of you, and it's clear that this is a house that was designed by the Edwardians to impress. And with its lovely, tiled, cast-iron fireplace, bay window, wood floor and glass chandelier, there are few more beautiful dining rooms in which to welcome evening guests.

First and foremost, though, this is a wonderful family home. Climb a staircase oozing Arts and Crafts style, with its distinctive balusters beneath the elegant handrail, and its Lincrusta wallcovering beneath the dado rail, to a lovely galleried landing and bedrooms large enough for desks and sofas, too. The guest bedroom is linked to a huge shower room that's also accessible from the landing, Jack and Jill-style, for use by the family at other times.

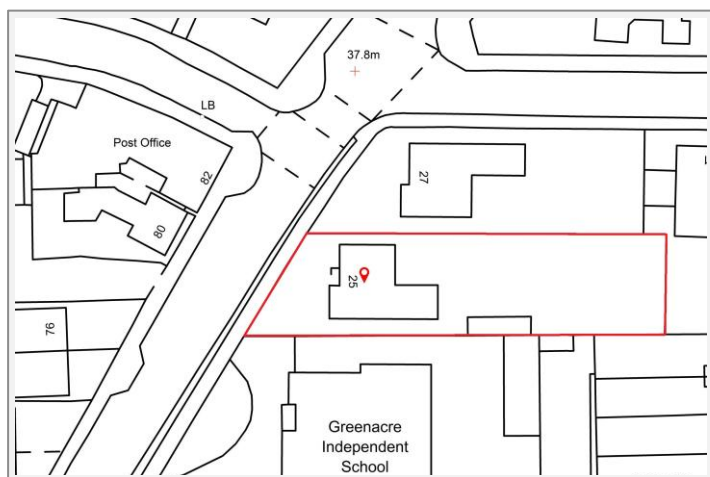
Few homes have such versatility. Whilst the main bedroom is on the first floor, with a lovely view over the garden to wake up to, you might be tempted to make the entire top floor a fabulous suite, with a wonderful, sloping-ceilinged bedroom, dressing room with original fireplace and spectacular views across to Sandy, with the other room a gym or study, perhaps - former maids' quarters reimagined.

North Lodge has space for everyone to call their own and space to come together - a peaceful snug as well as a beautiful sitting room, where you can look forward to logs ablaze in the striking and unique fireplace, and the family's musical prodigy tickling the ivories in its deep bay. Cook, breakfast and mingle around the island in a kitchen with oak and quartz-topped furniture, pantry and beautiful French doors leading out to the terrace, and to a variety of al fresco eating and sitting areas in the wonderful, walled garden.

A pretty, variegated maple watches over expensively stocked borders of camelia, hydrangea and even a Japanese loquat. Bees buzz around exochorda 'The Bride', deutzia, dicentra, peonies and roses. Pick your own apples and pears. A private, peaceful and safe space in which to play and relax. It's difficult to believe this is in the heart of the county town.



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

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