

2, The Old Barn

Church Road, Wootton, Bedfordshire, MK43 9HF



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Breathtakingly Beautiful Barn Conversion in Wonderfully Peaceful Spot Overlooking Church

A gorgeous, Grade II-listed, late 17th century former coach house, with 5 exciting bedrooms, amazing living space and superb gardens, not to mention detached garage with outdoor office and extensive driveway parking. Together with its attached neighbour and Wootton House, to which they both once belonged, The Old Barn stands, peacefully, in the conservation area of the North Bedfordshire village of Wootton, overlooking the glorious, Grade I-listed Church of St Mary.

Mentioned in the Domesday Book, the historic village of Wootton has its fair share of listed buildings, including the Chequers Inn, one of four pubs within a short stroll of The Old Barn. There are no less than four village stores too, a post office, surgery and chemist, as well as a Scout hut, Community Centre, Recreation Ground, and a Multi-user sports facility and skate park.

Both Lower and Upper schools are in Wootton and the Middle School, as well as the highly thought of University and Technology Park, is just a 4-mile bus journey away in Cranfield. The County town of Bedford, with its world-renowned Harpur Trust private schools and fast trains to London in under 40 minutes is a mere 6.5 miles. The nearby A421 means you can reach the M1 and Milton Keynes in no time, while the A1 in the other direction takes you speedily to Luton Airport about 20 miles away. All this, yet beautiful woodland and walks with your dog through land that all once belonged to the Monoux family, George Monoux in 1514 having purchased the Manor of Wootton, then intriguingly called the Manor of Bosoms.

Wootton House, described as “of outstanding architectural merit” was built with its coach house and stables (The Old Barn) by Sir Humphrey Monoux, 2nd Baronet, probably about the time of the Restoration of the monarchy in 1660. This lovely country house is the only property past your new home, at the end of the former carriage drive. Where once those carriages, and the horses that pulled them, were housed, must now be many a person’s dream family home.



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AT A GLANCE

5 bedrooms, 3 bath/shower rooms as follows:

- Main bedroom, with built-in wardrobe and Shower room / 4 further bedrooms, 2 with Jack & Jill-style Shower room between, 2 with mezzanine floors (1 with hatch to roof space) and 2 with reclaimed oak shelving
- Bathroom, with bath and shower / Landing, with Airing cupboard

Open plan Living space, as follows:

- Kitchen, with Butler double bowl sink, space for dishwasher, Smeg range cooker in peninsular (electric ovens/gas hob – 5 burners), island cooker hood and tall unit that could revert to housing fridge/freezer (Granite and Oak tops)
- Dining area, with log burner / Sitting area

Additional rooms, as follows:

- Study/Snug
- Utility room/Cloakroom, with space for American fridge/freezer and plumbing for washing machine
- Gas central heating (Vaillant boiler) / Electric underfloor heating to Living space / Megaflo hot water system / LED lighting throughout / Internal solid, ledged latch doors
- Gardens front and back – back garden, with blue slate terrace, maple tree and young elderflower and plum trees
- Detached Garage (Double doors), with space for car, logs etc / Bin storage area to side of garage, with side gate / Outdoor Office – at back of garage
- Driveway parking for 7 or 8 cars

FURTHER FACTS & FIGURES

- Ultrafast Full fibre 900 broadband availability (BT's best service) / Council tax band: G / Grade II-listed
- Bedford Railway Station: 6.5 miles – fast trains to London: 39 minutes
- School catchment: Upper and Lower Schools in village / Holywell Middle School, Cranfield: 4 miles
- 4 Pubs and 3 Convenience Stores (including Tesco Express) – all within village



What an approach! Through iron gates, pond to the right, church to the left, wonderful old walls to one side of the drive, landscaped gardens, delightful all year round, to the other. Wander along a gravel pathway winding between an array of pale pink, purple and black planting, bees busying themselves amongst the rhododendrons, peonies, camelias, crab apple and cherry blossoms. Clematis climbs the beautiful red brick, roses arch over a stable door inviting you inside.

Wow! A superb living space, Shaker kitchen furniture at one end boldly painted in 'Smithy Black' topped by gorgeous granite, sitting area at the other. In between, space for at least eight to eat, bespoke library unit on one side, large log burner on the other, which sends winter heat around the home, the lovely, tall sliding sash window demanding you sit on its low slate sill, bathed in sunshine come summertime. Year-round, natural light pours in through floor-to-ceiling windows, which have replaced openings of yesteryear through which horses pulled their carriages. You must already be planning your housewarming and dinner parties.

The Old Barn is made for entertaining, but also for everyday family living, with oodles of space to be together as well as to be alone, whether it be to work in the outdoor office, to study or read in the snug, or to escape upstairs, where even the landing is special.

Beautiful beams support high ceilings. Exciting children's bedrooms (all take a double bed), with their mezzanine floors, are dream sanctuaries in more ways than one. The main bedroom, with its vaulted ceiling, semi-circular views of both the church spire and the front garden, and its porthole window to the stars, is achingly romantic. If the showers aren't enough, including the one in the great Jack & Jill shower room, wallow in a stylish bathroom, complete with beautiful bath, limestone floor and Chinese antique vanity.

This is a home where each room is a joy. It's a home with a gardener's paradise at the front and a super back garden too, where children can kick a ball to their hearts' content, watched over by St Mary's bird-filled beech trees and those who prefer a glass of wine on the private, slate terrace. This is a rather special home.





Ground Floor

First Floor

Approximate Area: 1821 ft² ... 169.2 m² (excluding double garage, workshop)

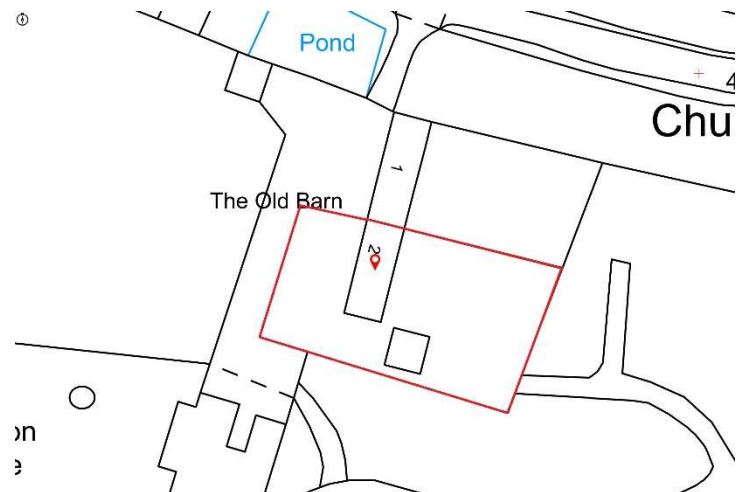
Approximate Area of Double Garage, Workshop: 365 ft² ... 33.9 m²

Total Approximate Area: 2186 ft² ... 203.1 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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