

Greyfriars

Cold Brayfield, Buckinghamshire, MK46 4HS



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Superb, Single Storey Barn Conversion with Detached Annexe in Super Spot

Just when you thought you knew the area, you discover the historic, unspoilt Buckinghamshire village of Cold Brayfield. Even more exciting, a beautiful, unlisted family home within it that is ready to welcome a new family. Moreover, Greyfriars comes with a detached annexe which allows all kinds of possibilities, not least an ideal base for extended family. All on one level, three bedrooms in the main house, one in the annexe, set around an impressive courtyard and with lovely, easy to maintain gardens with a glorious outlook over fields. Gravelled parking and double garage complete the picture - but there's so much more to the story.

It wouldn't be surprising if you were unaware of Cold Brayfield, even with its gorgeous houses, its quintessential English village green, its small, thousand-year-old Church of St Mary, and its history dating back to Roman times. You may have caught the name as you passed by on the Northampton to Bedford Road but thought the few houses along the road were all there were. How delightful it is to turn into the village itself, and even more delightful to live there. Within a short drive of Bedford, Milton Keynes and Northampton, fast trains to the capital and world-renowned private schools, and only three miles to Olney, its secondary school, supermarket and its independent shops, pubs and restaurants. And how nice to walk the children across parkland and over the River Great Ouse to the outstanding Newton Blossomville CofE school and, perhaps, for Sunday lunch at the Old Mill pub. The North Bedfordshire village of Turvey, too, is just a good stroll away, with its newsagents and stores, pubs and butcher's shop.

It's not surprising, either, that Greyfriars is in the heart of beautiful countryside, with lovely walks straight from the house, including one in which you can seek out all that remains of the medieval hamlet of Abinton. This superb family home was, after-all, until 20 years ago, a collection of farm barns set around a cattle yard (The Old Pig Yard, another lovely home, is next door); the lane leads only to two other fine country homes, parkland and fields of sheep. What a peaceful place to make your home.



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AT A GLANCE

- Main bedroom suite, with dressing room and bathroom with shower as well as bath
- Two further bedrooms in main house, the larger with bespoke wardrobes, the smaller (currently a study) with built-in wardrobe (**three bedrooms total plus annexe**)
- Family bathroom, with shower as well as bath
- Kitchen with hexagonal island (with bin system), Belfast sink, gas-fired AGA, integrated built-under refrigerator, freezer and dishwasher
- Dining area and additional Sitting area, with French doors to terrace
- Utility room, with area between kitchen and utility with bespoke dresser
- Sitting room, with wood burning stove set into inglenook fireplace, and built-in cupboard
- Hallway and Cloakroom / Wine storage/storage cupboards/roof space
- **Detached Annexe** - Double bedroom / Kitchen/breakfast room (with integrated washing machine, built-under refrigerator with ice box, oven, hob and hood) / Sitting room / Shower room
- Courtyard and gardens, gravelled drive, and garage (with electric doors) – EV charging point
- Mains gas radiator central heating
- **Agent Notes:**
Certain external woodwork needs attention.
A covenant indicates the annexe shouldn't be let to someone who isn't a family member
- Council tax band: G (The Cottage: A) / EPC rating: E

FURTHER FACTS & FIGURES

- Full fibre 900 internet connectivity (BT's best)
- Bedford railway station: 8 miles – fast trains to London 39 minutes.
- Olney: 3 miles – catchment school: Ousedale / Newton Blossomville Primary: a few hundred yards' country walk across the river
- Turvey: approx. 1500 yards – 2 pubs, 2 shops, butcher's, playing fields



A little owl watches over you from its roost as you're buzzed in at the heavy oak gate. From humble beginnings, Greyfriars knows how to impress. You're met by a magnificent courtyard enclosed by a tall stone wall to one side and three former barns, now the lovely stone, timber and slate home you have today.

The striking palm and fragrant, white-flowering magnolia add year-round interest to the distinctive flagstone courtyard, the pergola perhaps waiting for a wisteria or a clambering rose to take advantage of it. Imagine a summer party in full swing, guests milling in and out through French doors on either side; or simply a peaceful pre-dinner glass of fizz in one of the relaxing sitting areas.

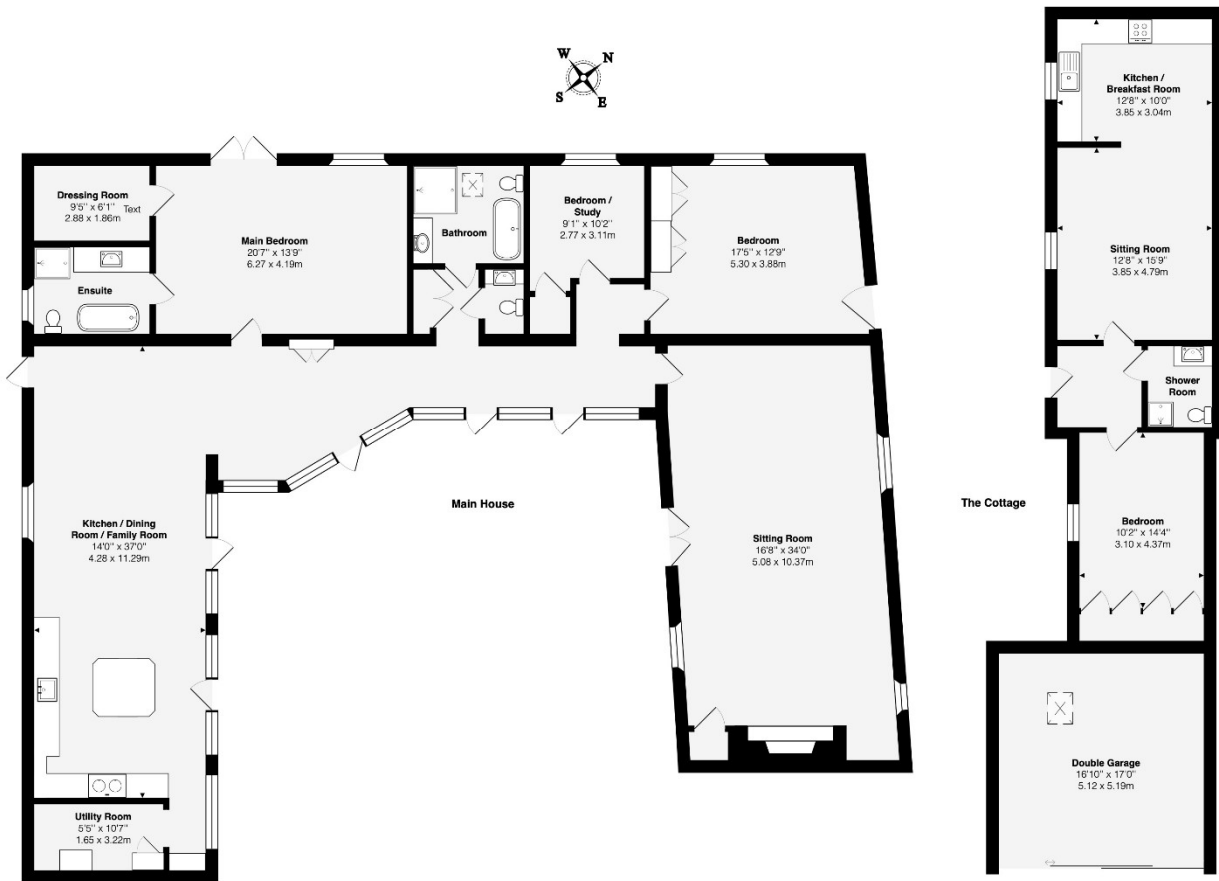
A more irresistible room for that dinner would be hard to find. Capacious, yet at the same time intimate. As perfect for family gatherings and dinner parties with friends as for romantic meals for two, gorgeous, exposed stone and oak roof timbers perfectly complemented by bespoke, warm oak furniture, topped by beautiful blue pearl granite, accompanying the superb, gas-fired AGA and forming an hexagonal island to mingle around.

The stone-floored hallway, with its calm and peaceful feel, bathed in light from the courtyard, links the two wings of the house, the informal sitting area at one end and a sitting room at the other, with wood floor beneath beamed ceiling and amazing inglenook fireplace, for which words cannot do justice. Everywhere, the unmatched beauty and character of English oak draws the eye.

Bathrooms with claw-footed baths as well as showers, and bedrooms with beautiful A-frame beams, could not be more romantic, not least the main bedroom suite with four-poster made for the room and French doors to fling open to a summer's garden for morning coffee.

A garden designed for ease. Forget about grass cutting. Sit and soliloquise, the Spring maiden adding to the sense of tranquility in her spot by the stone wall. Gravel paths wind between well-stocked beds, crab apple, other small trees, and interesting features adding year-round interest. Eat al fresco in perfect privacy, watching lambs gamboling across the fields. The annexe cottage has its own garden area, its own entrance and its own gorgeous, beamed interior – a valuable addition to a special family home.





Total Area of the Main House and The Cottage: 3046 sq. ft ... 283 sq. m (excluding Double Garage)

Total Area of the Main House: 2441 sq. ft ... 226.8 sq. m

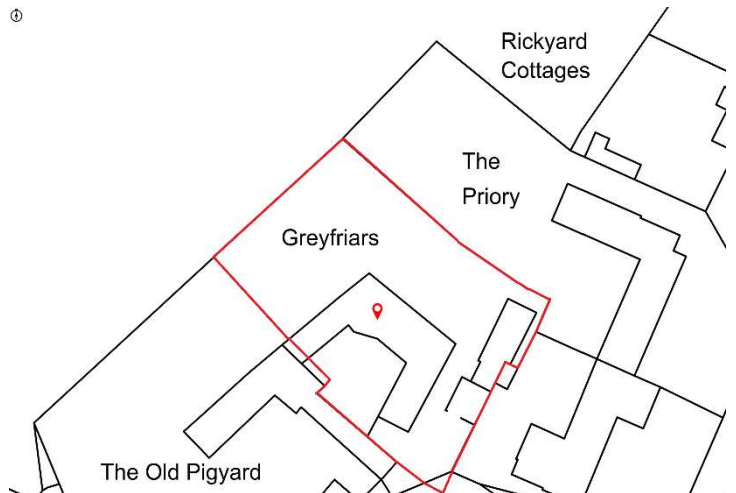
Total Area of The Cottage: 605 sq. ft ... 56.2 sq. m

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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