

# Row Farm, Keysoe Row East

Keysoe, Bedfordshire MK44 2JD



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY







## Wonderful C17th Farmhouse With 1.15 acres of Lovely Gardens and with Planning Permission for a New Self-Contained Wing

A gorgeous, Grade II-listed, recently re-thatched, 4-double bedroom, former farmhouse, owned until 1912 by the Lords of the Manor, the Crawley family. In a gloriously peaceful spot of the historic Bedfordshire village of Keysoe, surrounded by 1.15 acres of its own well-maintained gardens, planning permission is in place for the building of a fully self-contained, single-storey wing, attached to the main house around the old farmyard. Backing onto fields, Row Farm has a workshop and greenhouse hidden away, and gravelled parking for numerous cars through a 5-bar wooden gate. It is quite something.

Home to Keysoe International, the globally acclaimed equestrian centre, which hosted numerous Olympic teams in 2012, the village is less than 10 miles equidistant from St Neots and Bedford railway stations, with their fast trains to London from 40 minutes. About 6 or 7 miles from both the A6 and the A1, Row Farm escapes the traffic noise but is well-placed for travelling by car, too.

The world renowned Harpur Trust private schools are also in Bedford, while the highly thought of Kimbolton private school is only 5.5 miles away. And you can walk the children to their little primary school, just 1000 yards along the quiet lane.

Keysoe International is fast becoming a community hub, a super facility for families, where you can eat while watching the ponies and horses, and meet up in various clubs and societies. A thriving village hall hosts all manner of events, including bar nights and an annual show. Glance out of your bedroom window and you can see the Church of St Mary the Virgin, which also plays a central role in the community. and where you can discover all about the 'Keysoe Miracle' from the inscription on the west face of the tower,

The Plough at Bolnhurst, which many think is the best pub and restaurant in the county, is just a couple of miles along the country lanes, while the golf course at Colmworth is less than 4 miles away. And your dog will love to take you on the network of bridleways and footpaths which criss-cross the beautiful countryside that you see from your new home. Every member of the family will love it at Row Farm.



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AT A GLANCE – 4 double bedrooms – planning permission granted for new, self-contained wing (on the footprint of former cattle barns) / 1.15 acres

- Entrance hall, with Cloakroom and understairs cupboard
- Kitchen/Dining room, with oil-fired AGA, Belfast sink, integrated dishwasher; built-under oven and induction hob; space for American fridge/freezer
- Boot nook between kitchen and utility / Utility room, with sink and space for washing machine
- Study
- Sitting room, with inglenook fireplace
- Snug, with inglenook fireplace
- Galleried landing, with built-in airing cupboard and reading area
- Main bedroom, with built-in wardrobe and Dressing room above
- 2 further double bedrooms on 1<sup>st</sup> Floor, one with wash basin
- Bathroom, with bath and separate shower
- Further attic double bedroom, currently used as office
- Oil-fired central heating / AGA heats the water
- Gardens surrounding the house and Courtyard area with well (with iron grill) / Old Pond has been filled in and planted with wildflowers - could be reinstated, if desired
- Workshop, Greenhouse and 2 sheds
- Driveway parking through 5-bar wooden gate for numerous cars

## FURTHER FACTS & FIGURES

- BT fibre 1 broadband availability / Council tax band: G / Grade II-listed
- Bedford and St Neots Railway Stations: 9.5 miles – fast trains to London from 40 minutes
- Schools: Kymbrook Primary in village / Sharnbrook Academy: 9 Miles / Private: Kimbolton: 5.5 miles
- The Plough at Bolnhurst: 2.3 miles / Colmworth Golf Club: 3.9 miles



It's fascinating to think of the generations of families who have called Row Farm their home, and to contemplate various changes that have been made to this wonderful farmhouse over the course of nearly 400 years; that together make it the lovely home for the 21<sup>st</sup> century family that it now is.

The old, pantiled dairy has been fully integrated into the home, so that, today, you have a boot and utility room and a super study, with its bespoke, oak cupboards, desk and bookshelves, as well as your kitchen and dining room, with its lovely, contrasting, painted furniture built around the two things that top many a person's wish list, a Belfast sink and an AGA that warms the water as well as the slate floor, and finished by solid wood and beautiful marble surfaces.

Look closely at the gorgeous red brick sitting room floor, which continues into a spacious entrance hall that can't wait to welcome your guests, and you can see where centuries of feet have tramped from the original front door, where a window now looks out at the beautiful, blossoming cherry tree. Glance at the wall timber above the hall door and see the Roman numeral for the figure four, etched differently than normal, indicating it came from a 16<sup>th</sup> century ship.

With beautiful beams and wonderful wall timbers in all rooms, not least in the peaceful reading area of the landing, there's something of interest at every turn. Cosy inglenook fireplaces and incredible oak windows are still in place, while the thatch, with its fire and waterproof underlay and superb insulating properties, has recently been replaced – immense character combined with modern standards.

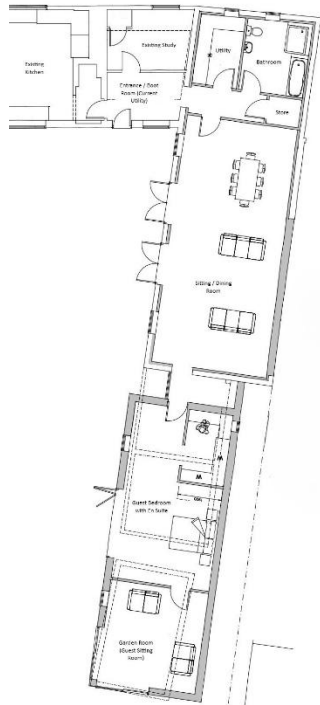
Wake up in delightful, sloping-ceilinged, timbered bedrooms to fabulous countryside and garden views guaranteed to set you up for the day, not least in the main bedroom, with its quirky dressing room, and in the attic bedroom, with its extraordinary, original oak staircase and latch door.

The gloriously peaceful gardens are fascinating, too. The house once relied on the remarkable old brick well for soft water, and the former pond for hard water, now planted with wildflowers, shaded by the amazing weeping willow; the moated copse once kept the sheep confined. Mulberry, walnut, apple, pear and damson trees all still produce bountiful harvests, along with various fruit bushes. Look forward to joyful displays of summer snowflakes and pretty spring flowers; to a fabulous array of scented roses; to the new extension; to a wonderful family life at Row Farm.





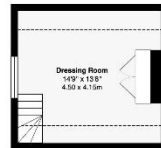
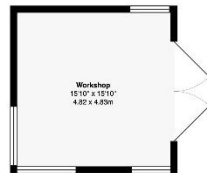
Site of former cattle barns and position of approved extension



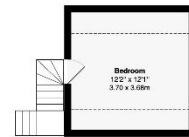
Floorplan guide (not to scale) for approved extension (former cattle barns already demolished to implement permission)



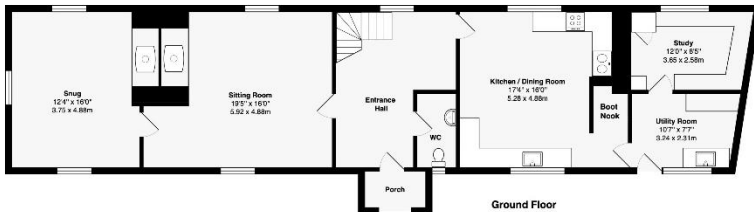
Denotes restricted height



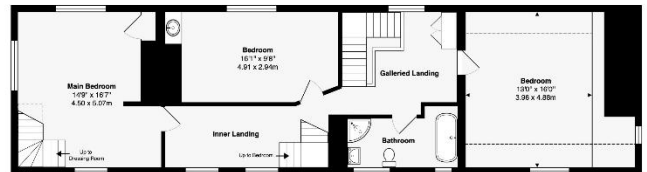
First Floor



First Floor



Ground Floor



First Floor

**Area of House: 2589 ft<sup>2</sup> ... 240.6 m<sup>2</sup>**  
**Area of Workshop: 251 ft<sup>2</sup> ... 23.3 m<sup>2</sup>**  
**Total Area: 2840 ft<sup>2</sup> ... 263.9 m<sup>2</sup>**

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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★ Agent Note: The corner of the above plan marked in yellow is subject to an uplift clause, in favour of a previous owner, should any planning permission be approved to change that area that results in an uplift of value to it (15% for 25 years from point of purchase of that bit of land, which was bought in c. 2017 to extend the garden). We understand this clause does not apply to any other part of the property and would not be linked to the approved extension plan should someone implement that.

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

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