

BROMHAM ROAD

BEDFORD



TALISMAN
PROPERTY AGENTS





Offers in Excess of: £600,000

Bedrooms x5 Receptions x4 Bathrooms x3

Description

Constructed in 1852 by Moravian minister and businessman; Charles Trapp is this beautiful cottage orné. Established in a prime location within Bedford town, this Grade II listed Victorian property is a visual wonder with exquisite character features and intricate detailing. The property was thought to have been named after the maids and housekeepers who occupied it during most of the 19th Century and was formerly known as Mabel Cottage. This wonderful home's exterior is noticeably unique with polygonal stonework, fish scale tiled roof, decorative verge and chimney stacks. The ground floor comprises a lengthy 23ft by 12ft sitting room with stone walls, open fireplace and ornate alcoves, dining room, kitchen with a wealth of storage options, a spacious double-glazed conservatory with hardwood frame, and an annex reception, which effortlessly separates itself from the rest of the accommodation via a second hallway. This reception too features its very own shower room and authentic spiral staircase which ascends to the annex bedroom / bedroom five, which is also separated from the rest of the first floor accommodation. The ground floor further comprises a cloakroom with decorative wall and floor tiles and utility room with an amazing picture window looking out onto the front.

T



Be awe-inspired as you ascend the staircase to the first floor, with noticeably high vaulted ceilings, glimmering stone walls, authentic windows and more character features. All five bedrooms are of generous proportions, the principal bedroom is an enchanting space which is south facing and gleaming in natural light, with built-in wardrobes and again, high vaulted ceiling and stonework. Furthermore, the first floor offers multiple bathroom suites including the main shower room and en-suite to bedroom two. Mabel Cottage is established on a substantial plot, and is naturally private and tranquil. The rear garden, laid to lawn, is mature and south facing, and is a vast area that has been carefully landscaped to include borders with established trees, plants and shrubbery. At the front of the cottage is the driveway, which is substantial in size and big enough to house approximately eight vehicles. The front grounds feature more established trees, a secure enclosure to rustic stone walls and a gated entrance. Mabel Cottage is a home that is visually captivating, rooted in history and situated in a prime location within the county town of Bedford.



Key Features

- Grade II listed Victorian property
- Cottage orné constructed in 1852 by Charles Trapp
- A display of architectural prowess through the intricate detailing of character features and space
- Prime location
- Five bedrooms
- Three bathroom suites plus cloakroom
- Four reception rooms, including 23ft by 12ft sitting room, 15ft by 13ft conservatory and separate annex reception
- Utility room
- Expansive and tranquil south facing rear garden
- Substantial private driveway, providing off-road parking for an ample number of vehicles



History

Mabel Cottage was constructed in 1852 by Charles Trapp, who was a Moravian minister and businessman in Bedford. The cottage was originally part of a group of three cottages, all of which were occupied by a single household for most of the 19th Century up to the second world war. It is known that the housemaids, cooks and gardeners occupied both Mabel and the neighbouring property known at the time as Ivy cottage. It is also thought that these two cottages out of the three were indeed named after the maids and housekeepers who lived in them. The architectural design of the properties is an example of cottage orné, and was listed at 'Grade II' in 1971. The cottages were occupied by businessmen and their families during the interwar period, including several generations of the Whyley family, who were Justices of the Peace, coroners and lawyers, together with their household servants and gardeners. From the years 1946 to 1960, the cottages were owned by the head master at Bedford Modern School, where the cottages of Mabel and Ivy were used specifically as staff accommodation for the school.





Ground Floor

Entering via the front door entrance places you into the welcoming hallway. Natural light beams down into the room from the skylight, presenting the space with a shimmering glow as the light bounces off of the white painted stone walls. Further flow of natural light is managed by the implementation of French doors, which lead into the utility room, where you will also spot a beautiful picture window, which faces the front aspect of the property. The utility room comprises one and a half bowl composite sink with mixer tap and base level storage units, as well as space and plumbing for washing machine, tumble dryer and a variety of other appliances. Tiled flooring is established mostly throughout the ground floor, and each room is accessed via traditional archways and arch shaped doors. The kitchen and dining room face each other, and are only mildly separated, with archways in between the two rooms. The dining room contains a lovely feature fireplace with stone surround and quarry tiled hearth, as well as the storage cupboard, which is built in under the staircase, and presents a generous amount of room for storing coats, jackets and more. The kitchen comprises a range of matching base units with complimentary worktop, breakfast bar, 'Britannia' range oven with 'Miel' extractor over, built-in undercounter fridge, one and a half bowl sink with mixer tap, as well as multiple integral, double-door cupboards with further storage units above.

T





The sitting room is accessed via arch shaped French doors, and is a lengthy space, measuring at 23ft by 12ft, and flaunting marvellous character features, with prominent stone walls, an open fireplace with slate hearth and wooden mantle beam, and elegantly presented with majestic alcoves. Exiting the sitting room via the French doors takes you into the impressive 15ft by 13ft conservatory. Be in awe of its authentic and spacious design, with solid base, double glazing, hardwood frame, and established wooden effect LVT flooring. From the sitting room, is also access to the second hallway, with doorways leading to both the cloakroom and annex reception room. The cloakroom walls are finished with classic, decorative red tiling, and the floor tiles feature intricate carved detailing. The annex reception room contains French doors to the rear garden and a door to the front, as well as its very own three-piece shower suite which aesthetically compliments the age of the cottage, with wall mounted basin and brass taps. The unique spiral staircase ascends to the annex bedroom / bedroom five, which is a completely private double bedroom, separated from the other bedrooms on the first floor.



T



First Floor

The first floor accommodation is awe-inspiring with its consistency of tall, vaulted ceilings, exposed stonework and traditional windows. The first floor comprises four well proportioned bedrooms including the principal bedroom, which is south facing, and contains built in wardrobes, multiple bathroom suites, with this including the main shower room and the en-suite to bedroom two. The landing also comprises a loft hatch to eaves storage space, which houses the hot water tank. Bedroom five / annex bedroom is naturally separated from the rest of the first floor rooms. Furthermore, the spiral staircase used to access the annex bedroom is positioned next to a narrow, vertical window, which faces the side aspect. Natural light glimmers through, and delightful views of the grounds are visible as you ascend. The annex bedroom also features a vaulted ceiling, a large amount of space, and plenty of privacy.





Externally

The south facing rear garden is vast in size and incredibly private, laid to lawn with borders containing plants, a range of established trees and shrubbery. The garden emits a feel of tranquillity and also contains an outdoor tap and gated side access to the front, where you can discover the ample driveway, which is big enough to house eight cars and contains established trees and another outdoor tap. Mabel cottage features incredible architectural significance, and is a striking example of cottage orné, with polygonal stonework and fish scale tiled roof, along with fascinating detailing to the chimney stacks and verge, both of which are most decorative. The front is made secure with an enclosure to rustic stone built walls and gated entrance, resulting in a prestigious entry to the property.

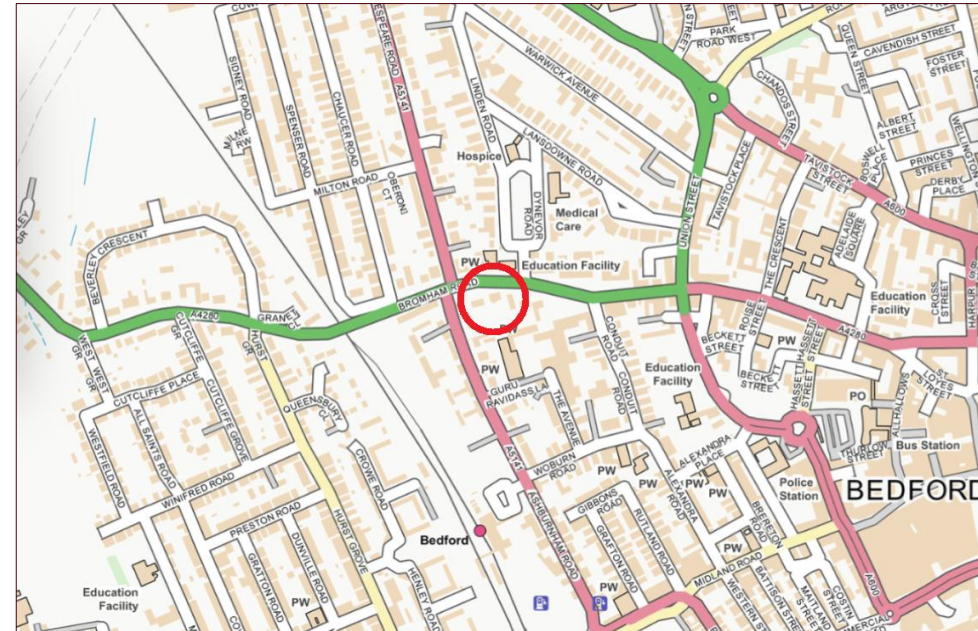
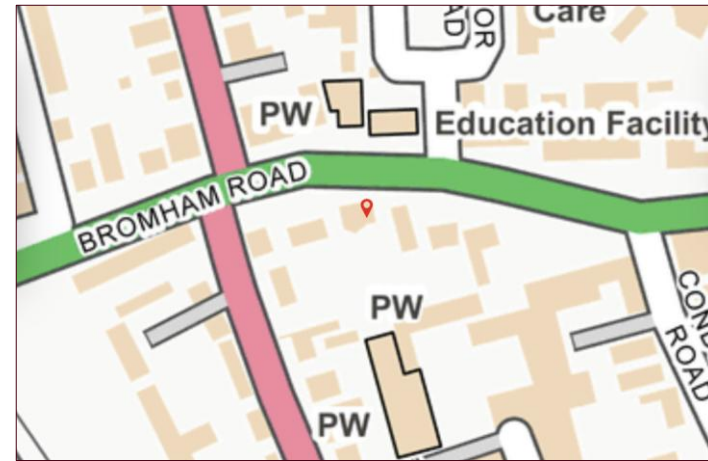


T



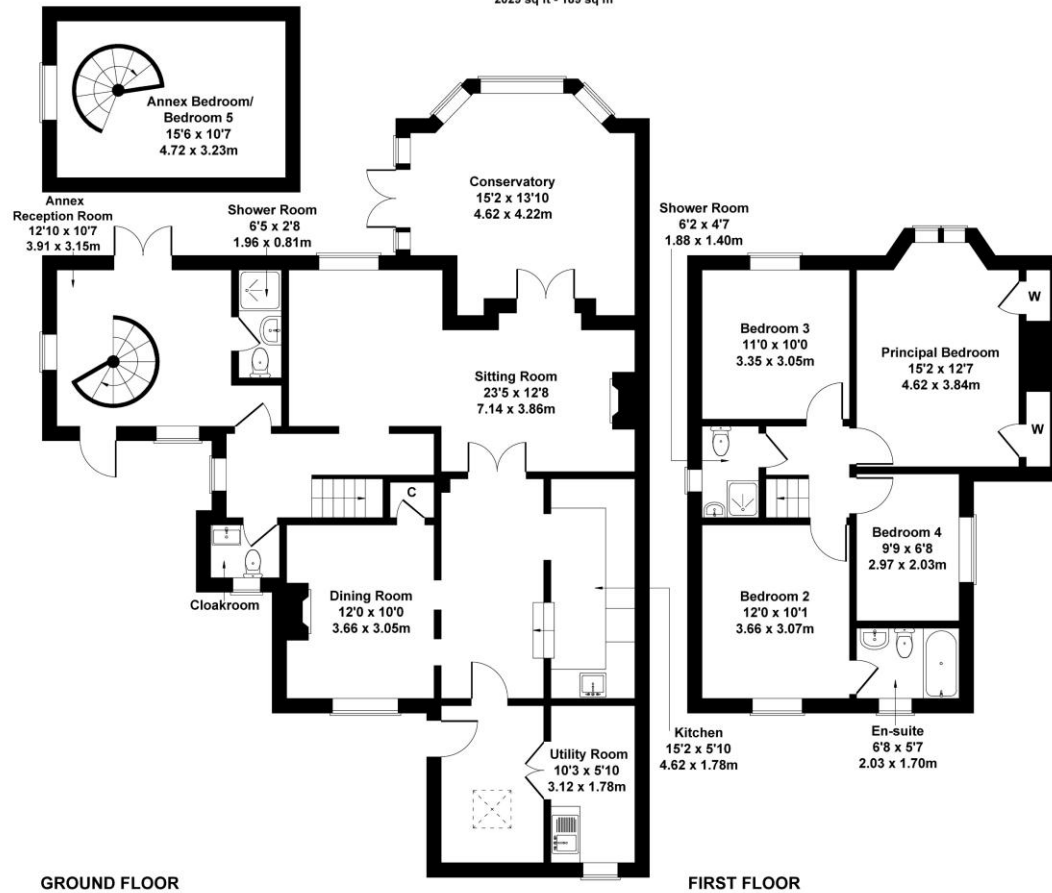


Bromham Road is a prime location within Bedford town with nearby tennis court, play park and two-day nursery on the doorstep. Ideal for the commuter, Bedford Railway Station can be reached in a short walk of less than 10 minutes and provides regular journeys to London St Pancras in approximately 40 minutes, as well as fast journeys to Luton & Gatwick airports. Bromham Road is in the catchment area for Biddenham Upper and Harpur Trust schools and is positioned within proximity to the town centre, which offers a wealth of shops, café's, public houses, popular restaurants, local businesses and amenities. Bedford has a generous offering of parks that are popular amongst walkers and fitness enthusiasts, go for a run or a relaxed stroll down the Victorian gem that is Bedford Park, whilst admiring views of the lake, extensive grasslands and woodland areas, or visit the embankment and take in floral notes from the blossomed flowers that grow within its meticulous landscaped gardens. Indulge in refreshing beverages and gourmet dishes whilst catching up with friends and family in the Embankment Riverside Pub, which overlooks the River Great Ouse, or enjoy a variety of events and performing arts at The Quarry Theatre on St. Peter's Street or in the grand, Grade II listed Bedford Corn Exchange on St Pauls Square. The range of facilities and landmarks to visit within Bedford are almost endless, and those who reside in Bromham Road can access such areas at great ease.



Bromham Road, Bedford, MK40 2QN

Approximate Gross Internal Area
2029 sq ft - 189 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

To arrange a viewing, please contact Talisman Property Agents

Talisman Property Agents | 4 Saxon Close | Roxton | Bedford | MK44 3EP

T: 07480 064 344

E: leigh@talismanpropertyagents.com



TALISMAN

PROPERTY AGENTS