

Wood End Barns, Wood End Lane

Pertenhall, Bedfordshire MK44 2AS



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY



Further land available by separate negotiation



Gallery Annexe / Garage



Garden



Exciting Barn Conversion, with Annexe, an Array of Outbuildings, Stables and an Acre of Lovely Gardens

Converted from a Grade II-listed hay barn, the main house has three bedrooms and spectacular living space. A separate annexe, all on one level, could make the perfect self-contained space for grandparents, for instance. A series of barns adjoining both the annexe and the house are ripe for development, with the old granary standing by itself on the edge of the drive. Three stables and an acre of gardens complete the picture of a property that has been in the same family for nigh on 90 years.

On a no through country lane in the village of Pertenhall, on the Bedfordshire/Cambridgeshire border, Wood End Barns sits in an enviable spot. Indeed, glance at a map and it seems as if major roads, such as the A1, A14, A6, A4280 and A45 were designed to leave Pertenhall in perfect peace, yet within easy reach. Catchment schools are in Sharnbrook and Riseley, where there's also a popular pub and shop. The Plough at Bolnhurst, which some say is the best pub and restaurant in the county, is just 4 miles along the country lanes. Colmworth Golf Club is just a little further on.

Kimbolton, with its castle, where Katherine of Aragon died, now home to a top private school, is just a couple of miles away. The market town of St Neots, with its fast trains to London in 40 minutes, as well as shops, tearooms, pubs and restaurants, not to mention all manner of family attractions, is only 9.5 miles away. The County town of Bedford is just over 10 miles and Cambridge only 30. And, of course, this is walking country par excellence. Your dog will already be looking forward to taking you on a network of footpaths through glorious countryside.

Whether you like the idea of multi-generational living, you have ambitions to create a holiday destination or you just want a wonderful family home in a lovely, peaceful spot – or all these things – Wood End Barns is quite a find.



Drive leading to yard



Stables / Workshop

Wood End Barns, Wood End Lane

Pertenall, Bedfordshire MK44 2AS



AT A GLANCE

1 acre / Main House: 3 bedrooms, 2 bath/shower rooms plus annexe and outbuildings – all as follows:

Main House

- Main bedroom suite, with dressing area and shower room (accessed from second staircase and galleried landing above sitting room)/ 2 further bedrooms, including 1 small double
- Bathroom (downstairs, with shower over bath)
- Kitchen/Dining room – Siemens double oven; Neff gas hob (LPG); spaces for dishwasher / refrigerator
- Sitting room (understairs cupboard) / Separate Snug
- Hall, with boiler room
- Utility room / Outdoor loo / Outdoor office (all off verandah from kitchen to workshop)
- Gas (LPG) central heating / Worcester boiler and indirect, unvented hot water system / Heat Recovery ventilation system

Annexe (business use as art gallery to date)

- Rooms for kitchen, living space, bedroom, shower room (currently, gallery, kitchenette, craft room and loo) / Electric underfloor heating / Cat 5 wiring

Outbuildings

- Double garage and store / Carport (former byre) / 3 stables and feed room / Workshop and store (formerly milking shed and dairy / Old Granary
- Gardens front back and sides (approx. 1 acre) / Drive leading to yard, with pond / Orchard and Copse

FURTHER FACTS & FIGURES

- Rocket fibre internet connectivity (download speed: 70MBPs); Gigaclear available soon / Council tax: G
- St Neots Railway Station: 9.5 miles – fast trains to London: 40 minutes / Cambridge: 30 miles
- School catchment: Riseley Primary: 3.9 miles / Sharnbrook Secondary: 9 miles / Kimbolton School (private): 2 miles
- The Plough at Bolnhurst: 4 miles



Further land available by separate negotiation

Sit, peacefully, on the bench beside the pond, the old farmyard cobbles beneath your feet, honeysuckle above your head, glorious roses and rhododendron amongst a feast of bee-friendly flowers. Imagine how Wood End Barns once was. In your mind's eye, you can see farm equipment in the garage and cattle in the open byre between the house and the annexe.

On the other side of the yard, you can see the cows patiently standing in the milking shed, their milk being stored in the adjoining dairy. The horses greedily feed from their manger, which is still in the stables. You can see grain being offloaded from the cart into the old granary's corn bins. And you can see a wonderful, future development opportunity, perhaps as holiday cottages.

It's not quite so easy, though, to imagine that the house once stored hay, with hens often clucking around the farmer's feet. Today, there's little chance of anyone getting under each other's feet. Wood End Barns has just hosted, with ease, the best part of a hundred people celebrating a significant birthday.

No doubt, you'll wish to put your stamp on your new home, and there's oodles of flexible space. But what a home it is, filled with natural light, and with tall, vaulted ceilings and gorgeous timbers. Romantic bedrooms look over, at each end, a sitting room that is, well, simply breathtaking, with its beautiful, beamed ceiling, floor-to-ceiling glass replacing the old barn doors on one side, French doors to the terrace on the other.

The huge kitchen extends outside to verandahs front and back, one keeping you dry in winter on your way to your outdoor office and utility, as well as providing the perfect place for a summer morning's coffee. Relax at the back with that early evening glass of wine, taking in the last of the sun and the beautiful bank of poppies, roses and geraniums. At the top, an old orchard and a copse provides an adventure playground for children, who have another garden beyond the stables for kicking a ball around.

Show grandparents the annexe and you might have to forget any idea of using it for something else. Wood End Barns is a wonderful home for all the family.





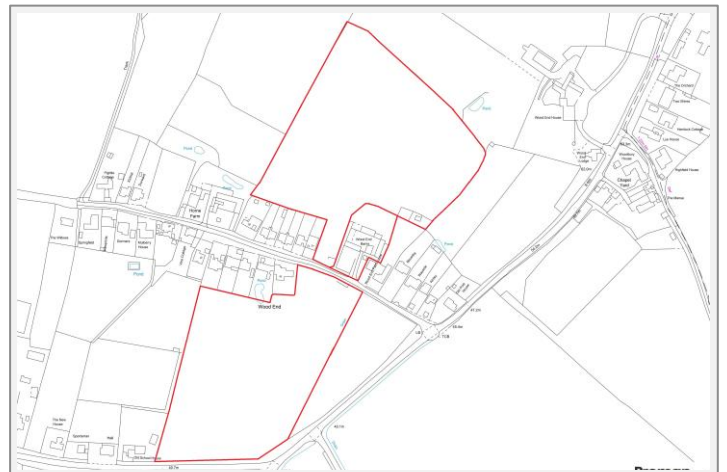
Area of Main House: 2235 ft² ... 207.5 m²
Area of Gallery Annexe: 732 ft² ... 68.1 m²
Area of Outbuilding: 1424 ft² ... 132.4 m²
Area of Granary: 198 ft² ... 18.4 m²
Area of Garage, Carport: 642 ft² ... 59.8 m²
Total Area: 5231 ft² ... 486 m²

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.

ARTISTRY
PROPERTY AGENTS

Wood End Barns, Wood End Lane

Pertenhall, Bedfordshire MK44 2AS



The map shows a guide to the boundaries of the front and back fields (approx. 15 acres) that could be purchased by separate negotiation, if required. Also shown is a guide to the boundary of the property itself with its surrounding gardens of approx. 1 acre.

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

Artistry Property Agents | 36 St Peter's Street | Bedford | MK40 2NN

T 01234 889987 | E info@artistryproperty.co.uk

www.artistryproperty.co.uk