

**ARTISTRY**  
PROPERTY AGENTS

# 68 High Street

Great Barford, Bedfordshire MK44 3JJ



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PEOPLE AND  
PROPERTY

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## Solar-Powered Family Home, With Superb Kitchen Extension and Outdoor Office

An attractive, solar-powered, brick and slate, 5-bedroom home in the heart of the conservation area of the Bedfordshire, riverside village of Great Barford. Built with its attached neighbour in the early 1930s, though with earlier influences, it has been updated from top to bottom in the last few years, with a fabulous kitchen extension at the back and rooms added to the side, the house rewired and internally insulated, high-performance windows installed and the roof completely relaid. A super garden, outdoor office and workshop space, and driveway parking for 3 to 5 cars, completes the picture of a superb family home.

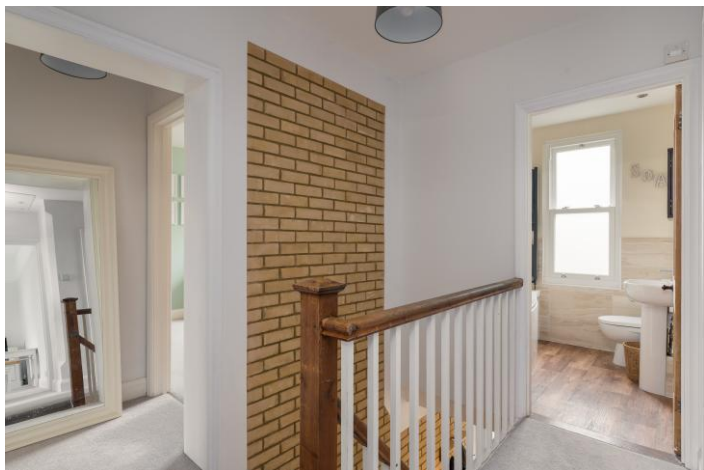
Great Barford is surrounded by beautiful countryside, with fields yards from your front door, yet is particularly well placed for travelling, with the M1 and A1 easily accessible, and lying less than 25 miles equidistant from Cambridge and Milton Keynes. A choice of railway stations at Bedford and Biggleswade, both about 7.5 miles away, and Sandy less than 5 miles, with trains reaching London from 36 minutes.

Walk just 500 yards with the children to their little primary school, while older children can catch a bus or cycle to Sandy Secondary less than 5 miles away. Both are rated 'Good' in all areas by Ofsted. Alternatively, the world renowned Harpur Trust private schools are in Bedford about 6.5 miles away.

As well as all the facilities and amenities of the county town being so close by, the village itself has its own post office, village stores and surgery. Various takeaways and a highly thought of Chinese restaurant and bar are also a short stroll from your front door, as are parks, playing fields and village hall, all of which cater for all the family.

Your new home is part of an historic street scene. Look out from your bedroom windows to the former Victorian school, the 17<sup>th</sup> century, thatched Pound House and the adjoining Pound itself, where stray livestock were once kept until farmers reclaimed them. A few yards further on, past The Old Vicarage, is the glorious Church of All Saints, with its 15<sup>th</sup> century tower, and the 17<sup>th</sup> century Anchor Inn, from where you can watch narrow boats pass beneath the ancient 17-arch bridge spanning the beautiful River Great Ouse. Both home and village are made for families.







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## AT A GLANCE

5 bedrooms / 3 bath/shower rooms – as follows:

- Main bedroom, with built-in wardrobe and Shower room
- 3 further double bedrooms, 2 with original fireplaces (capped chimneys), including 1 with original built-in cupboard (wardrobe hanging and shelves)
- Single bedroom/Study/Dressing room
- Bathroom, with shower over bath
- Galleried landing, with ladder access to boarded loft (with light) / Entrance Hall, with understairs cupboard
- Open-plan Kitchen/Dining room/Snug (with woodburning stove) – with in-frame, painted furniture and island breakfast seating - Appliances: Ceramic 1.5 bowl sink; integrated Bosch dishwasher; AEG induction hob, with downdraft extractor; AEG double oven / Samsung American-style fridge/freezer, with plumbed-in ice and water (by negotiation) / Various pull-out interiors, including bin system / Bifold doors to terrace
- Utility room, with stainless steel sink; spaces for washing machine and dryer (unit designed to be removed)
- Sitting room, with woodburner and original built-in cupboard (part-glazed)
- Office, with fitted furniture and desk
- Outdoor Office (insulated, with electric heater), with fitted furniture / Workshop (former garage, reduced in size), with electric shutter / Storage barn / Wood store
- Mains gas central heating / Underfloor heating to kitchen and office / Solar panels and Battery storage / High-performance, heritage-style windows
- Garden, with shed / Driveway parking for 3 to 5 cars / EV charger

## FURTHER FACTS & FIGURES

- BT Fibre 2 broadband availability (Full fibre planned) / Council tax band: D / EPC rating: B
- Sandy, Biggleswade and Bedford Railway Stations: 4.5 to 7.5 miles – fast trains to London: From 36 minutes
- Schools: Great Barford Primary – 500 yards / Sandy Secondary – 4.5 miles / Private schools in Bedford
- In village: The Anchor Inn / The Golden Cross Pub and Chinese restaurant / Various takeaways / Village stores



Set back from the High Street behind bird-filled, evergreen hedging, red roses to one side of its arched porch, wisteria in shades of blue to the other, your new home could easily be considered Victorian or Edwardian, with its striking, local Arlesey White brickwork and contrasting red brick banding.

Step onto the wonderful, original Minton tiles of the entrance hall and you'd still never guess that the house was built in the '30s. It's only when you catch sight of the beautiful, freckled glaze of the faience block fireplace, complete with hearth, in the front bedroom, that the Art Deco period springs to mind. Thrillingly, another unusual, original fireplace, is still in the bedroom at the back.

The side extension has added two further double bedrooms, including the lovely, main suite, which could perhaps be linked to the single bedroom through where an exterior window once was, should you wish to add a dressing room. This is currently a study, but your new home is full of versatile space. Downstairs, the other office, complete with solid wood-topped fitted desk and furniture, can be anything you want it to be, even a bedroom for an elderly relative, if you wish, especially as you have an outdoor office, too.

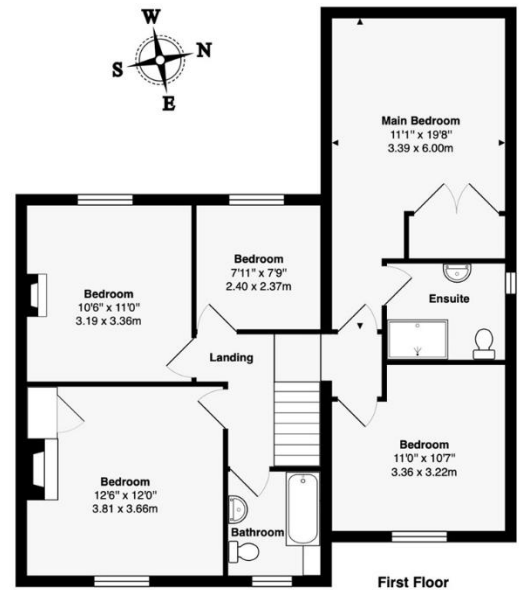
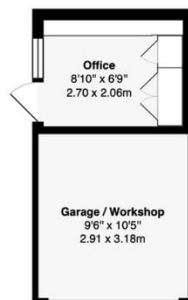
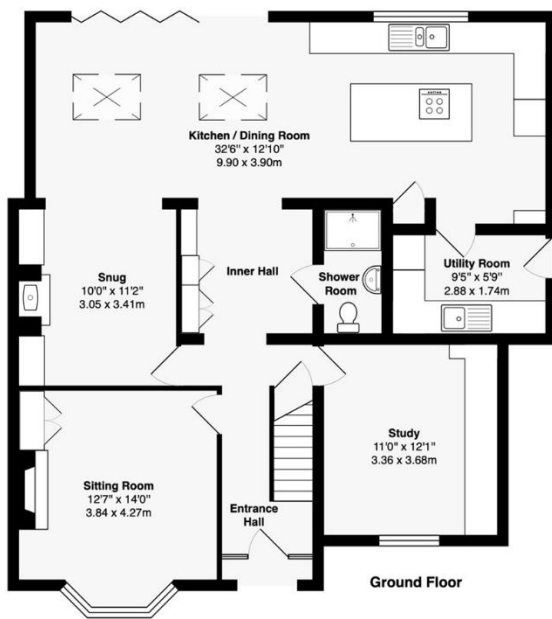
This is a home that's brimming with century-old character, with original doors, cupboards and picture rails still in place. Yet it's also packed with up-to-the-minute technology, with underfloor heating in the new parts and solar panels cutting bills, storing energy in batteries and selling surplus electricity back to the grid. You even have an EV charging pod.

Come back from that winter walk down by the river - muddy dogs via the downstairs wet room - to roaring log fires in both your lovely, bay windowed sitting room and a snug which is part of your fabulous, open plan, light filled, living space. Breakfast at the island, cook on the induction hob, steam disappearing downwards at the touch of a button, and dine at a table for ten. And it all extends through bifold doors to the sandstone terrace. Eat al fresco or simply relax with glass of wine or iced water from the American fridge/freezer - a great home for entertaining.

Pick your own peaches, herbs and veg., Bees buzz amongst lavender, lupins, peonies and geraniums growing in raised beds. Children play on the lawn overseen by the rather rare sweetgum tree, with its vibrant autumn colour. This is a home for a fortunate family to just move in and enjoy.







**Area of House: 1918 ft<sup>2</sup> ... 178.2 m<sup>2</sup>**  
**Area of Office, Garage: 164 ft<sup>2</sup> ... 15.2 m<sup>2</sup>**  
**Total Area: 2082 ft<sup>2</sup> ... 193.4 m<sup>2</sup>**

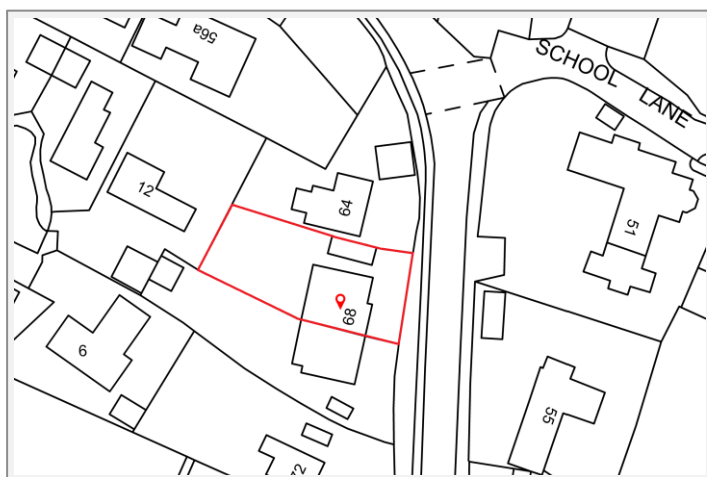
This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.

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

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