

# Ashmount

Keysoe Row West, Keysoe, Bedfordshire, MK44 2JG



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY







## Extended and Renovated C19th Detached Cottage with Outside Office and Views to Die For

A delightful, unlisted, 2/3-bedroom cottage, with planning permission to convert the mezzanine single room into a main bedroom suite, and with a garden building that has variously been an office, a gym and a workshop (violins were once restored here), and which has other, income-earning, possibilities. Garage, gravelled parking and lovely gardens complete the picture.

On a peaceful, tree-lined country lane, Ashmount looks over the picturesque rolling countryside surrounding the Bedfordshire village of Keysoe, home of the internationally renowned equestrian centre which hosted numerous Olympic teams in 2012, and which also has a super café. Keysoe International is fast becoming a community hub, an amazing facility for families, where you can eat while watching the ponies and horses, where you can meet up in various clubs and societies, and where you can work on your laptop over coffee.

And it's all on the doorstep of your new home along with a thriving village hall that hosts all kinds of events, including bar nights and annual show, a primary school, and the Church of St Mary the Virgin, where you can discover all about the 'Keysoe Miracle' from the inscription on the west face of the tower. And one thing's for sure – you'll never run out of bridleways and footpaths for those long rambles with your dog.

Moreover, just a short cycle ride away is Riseley, with its general stores, newsagent and Fox & Hounds Pub & Grill. The golf course at Colmworth and the Plough at Bolnhurst are minutes away. The highly rated Kimbolton private school is just 4 miles from the village and the catchment secondary school at Sharnbrook roughly 7 miles. 10 miles equidistant of the railway stations at St Neots and the County town of Bedford, with their fast trains to London, Ashmount is handily placed for travelling. But what a lovely place to come home to.



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## AT A GLANCE

3 bedrooms, including single mezzanine bedroom:

- 2 double bedrooms (accessed from main staircase)
- Mezzanine single bedroom/study (accessed via secondary, space-saving staircase), with galleried opening above breakfast/dining area – **Please note:** permission in place for conversion to a main bedroom suite, with additional bathroom
- Downstairs bathroom, with shower (ultra low-profile shower tray), freestanding bath, high level cistern loo and wash basin and stand
- Kitchen, with Belfast sink, integrated dishwasher, integrated washing machine, electric range cooker, chimney hood and wine cooler
- Breakfast/Dining area – open to part of kitchen
- Sitting room, with gas fire (lpg) set into fireplace
- Snug, with woodburner set into inglenook fireplace
- Enclosed porch
- Worcester boiler – lpg central heating (tanks in hidden outside area) to cast iron radiators / re-wired and re-plumbed / Fully double glazed (back windows and doors recently replaced) – renovation works carried out within last 7 years, including internal lime rendering
- **Weatherboarded Garden building (with power):** currently used as gym and workshop – could be an office – scope for other uses eg. Annexe/Airbnb
- **Garden**, with decked seating area, hurdle fencing to side, shed and wood store / Front Garden area / **Garage, with gravelled parking** – 5-bar gate to back garden, with additional side gate to garden building

## FURTHER FACTS & FIGURES

- BT Superfast fibre 2 internet connectivity / Council tax band: D / EPC rating: tbc.
- Bedford and St Neots Railway Stations: 10 miles – fast trains to London from 39 minutes
- Schools: Kymbrook Primary in village / Sharnbrook Academy: 7 Miles / Private: Kimbolton: 4 miles
- Keysoe International: In village / The Plough at Bolnhurst: 3 miles / Riseley General Stores: 2.5 miles



You are as likely to see horses as cars in this quiet country lane, even the odd horse-drawn carriage with its accompanying Dalmatian hounds. Ashmount sits into the scene perfectly. Without losing any of its character, the cottage has been completely renovated, professionally decorated and expensively finished, with beautiful cast iron radiators and a bathroom and painted kitchen that combine tradition with style.

Internal walls breathe through new lime render, exposed bricks are reclaimed, superb oak floors and doors (complete with their iron furniture) contrast happily with huge limestone slabs and boldly beautiful wall coverings and tiles. Lovely light fittings blend in perfectly. Ceilings have been replaced, while preserving old beams and wonderful, wide oak floorboards, which have been brought downstairs to the sitting room.

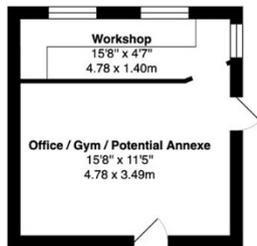
You have a choice where to put your feet up, though. Kick off your boots in the enclosed, weatherboarded porch following that long winter walk and slump in front of a roaring log fire, the snug's woodburner set into an inglenook fireplace complete with bread oven.

To think that eleven people once lived and cooked in this early C19th farm labourer's cottage. How envious they would be of the additional space you have today. And, relatively easily, you could create even more space if you decide to convert the mezzanine room into a main bedroom suite; although children love to sleep here as it is - and it makes a super study too.

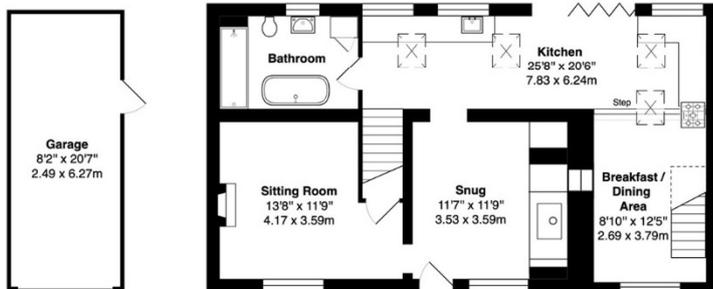
Wallow in the freestanding bath beneath the stars. Sleep in gorgeous bedrooms, with their tall, vaulted ceilings, and look forward to springing out of bed in the morning to uplifting countryside views. Whether preparing meals in the kitchen, perched on the window seat or sitting at table in the eating area, the outlook will never let you forget how fortunate you are to live in such an environment.

And, come summertime, through bifold doors from the kitchen, eat, drink and be merry al fresco on wood decking that feels as if it's in the middle of the barley fields, the beautiful oak and weeping willow alive with birdsong. Now all you have to do is decide how you will use the superb, weatherboarded garden building.



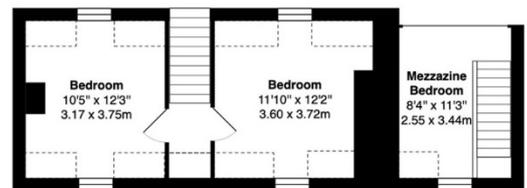


Outbuilding



Garage

Ground Floor



First Floor

**Approximate Area:** 1169 ft<sup>2</sup> ... 108.6 m<sup>2</sup> (Excluding Garage/Outbuilding)

**Approximate Area of Garage:** 168 ft<sup>2</sup> ... 15.6 m<sup>2</sup>

**Approximate Area of Outbuilding:** 255 ft<sup>2</sup> ... 23.7 m<sup>2</sup>

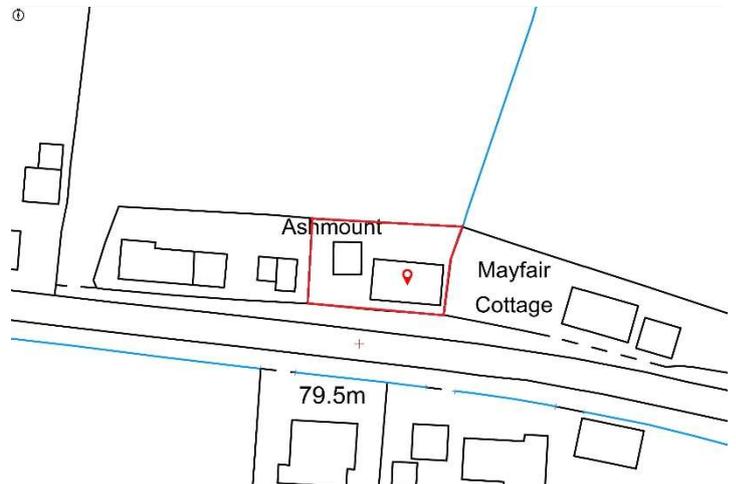
**Total Approximate Area:** 1592 ft<sup>2</sup> ... 147.9 m<sup>2</sup>

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.

**ARTISTRY**  
PROPERTY AGENTS

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

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