

# The Old Rectory, Church Lane

Yielden, Bedfordshire MK44 1AU



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY







## Exceptional, Totally Private Rectory, with Landscaped Gardens, Field and Pool

A beautiful, Grade II-listed Tudor rectory, rich in history, renovated and restored, with over 6000 sq. ft., including 6 bedrooms, orangery, games room with bar, and a granite-topped, in-frame Hallwood kitchen with AGA. Its 10 acres include gorgeous, incredibly tranquil gardens and paddocks, bespoke Alitex greenhouse, heated pool and lily pond. The stone and clay-tiled Old Rectory sits opposite the church, within its own completely private grounds in the peaceful Bedfordshire village of Yelden – a special family home in a wonderful setting.

No expense has been spared to ensure you can move into The Old Rectory and just enjoy it. The whole house has been impeccably repointed - with lime mortar, naturally. The interior finish is similarly immaculate. Fitted furniture is handmade to perfectly suit the 16<sup>th</sup> century house and the 21<sup>st</sup> century family. The boiler has been replaced, and the oil tank orders its refills automatically. Underfloor heating has been installed in the orangery and beneath the beautiful, tumbled travertine of the kitchen. The pool cover is engineered for the utmost safety. Attention to detail is everywhere.

The quietude of the village, not to mention the grounds of the Old Rectory itself, suggests you're far from the madding crowd, yet London is eminently commutable from Bedford, Wellingborough or St Neots railway stations, all within 20-25 minutes by car. Luton Airport is only about 35 miles, as is Cambridge City Centre. The local primary schools are nearby in Upper Dean or Riseley, a private nursery and pre-school is just along the country lanes in Melchbourne, and the outstanding private schools at Bedford, Wellingborough, Oundle and Kimbolton are within easy reach, the latter only 7 miles from your new home.

Less than 15 minutes from Yelden is the Rushden Lakes shopping and leisure destination, with Waitrose on the way. A lovely, summer's evening stroll takes you to popular pubs at Melchbourne and Newton Bromswold. Yelden's friendly community look forward to their annual Strawberry Fayre and you can meet up each month in the village hall's pop-up bar – though you have your own bar at The Old Rectory. The village, which has many variants of its name, is surrounded by wonderful walks through beautiful countryside and is a delightful place to live and raise a family.



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AT A GLANCE – 6 bedrooms, 4 bathrooms – as follows:

- Principal bedroom suite, including dressing room and bathroom / 2 double bedrooms, with bathrooms / Double bedroom, with adjacent bathroom / 2 top-floor bedrooms, one with dressing area
- **Kitchen/Breakfast room**, with island seating, table and sofa area / Walk-in **Pantry** / Double sink, tap with spray, waste disposal; 4-oven **electric AGA**; Siemens integrated dishwasher / Esse woodburner set into inglenook fireplace / 2 sets French doors to terrace dining
- **Utility room**, with large, antique Butler sink, tap and spray, integrated washer and separate dryer / Additional appliances: Siemens oven, combi, steam oven, coffee machine and warming drawer; integrated Neff refrigerator and space for American fridge/freezer
- **Dining room**, with space for at least 10 and for sofa
- **Drawing room**, with open fire / separate **Snug**, with woodburner, built-in cupboard and French doors to terrace / **Library/Study**, with bespoke bookshelves and pull-out storage, and woodburner
- **Entertainment room**, with **bar**, Jotul stove, bifold doors
- **Orangery**, with bifold doors to garden and pool area
- Entrance, Inner and Side halls / **Cloakroom** / **Dry Cellar**
- Oil-fired central heating to radiators and underfloor heating in kitchen and orangery – Grant boiler and tanks that automatically order oil refills / Security system
- **Double garage** and gravelled parking for numerous cars / **Gated driveway**, with entry intercom / **Workshop** (former stables), with diesel tank / **Tractor store**
- **Gardens and paddocks** (10 acres) / **Alitex greenhouse**
- **Heated outdoor pool** / Summer/Pool house / Pergola, with electric roof and side blinds / **Gardener's loo**

6096 sq. ft. house plus 1248 sq. ft. outbuildings / 10 acres

- **Full fibre 900 broadband connectivity** (BT's best) / Council tax band: G / Grade II-listed
- Wellingborough Railway Station: 11 miles / St Neots and Bedford: 14 miles – fast London trains: 40 mins.
- Pre-school: Melchbourne: 1.8 miles / Primary schools: Eileen Wade or Upper Dean – 3-4 miles / **Kimbolton, Bedford, Wellingborough, Oundle Schools: 7 – 16 miles**
- 2 Pubs: 1.4 miles / Waitrose: 6.5 miles



Utility Room (Summer Kitchen)



It's fascinating to think of the part this small village, as well as its former rectory, have played in our Country's history. This is the village that hosted the American airmen of the 305th 'Can Do' Group before their World War II bombing missions over Germany from the Chelveston airbase. It's where the ancient Icenii tribe battled the Romans on the site where later the motte and bailey castle became the stronghold of the Trailly family from the Norman invasion to the 13th century. A far cry from the peaceful place of 800 years later.

And The Old Rectory also has a rich history, having only been in private rather than church hands since 1967, with just two fortunate owners since. Before then many remarkable characters lived within its walls, not least William Dell in the early 17<sup>th</sup> century. Ownership of a priceless set of Dell's books, on loan to Bedford Archives Library, comes with the house.

Dell was master of Cambridge's Gonville and Caius College, Rector of Yelden and a prominent radical Parliamentarian during the English Civil War. He was a supporter of Cromwell and served as chaplain in the New Model army, leaving his wife, Martha, and 7 children behind at the Rectory while he was away.

Dell was among the "bold and insolent fanatical ministers" at the execution of Charles 1 and, despite his position, was highly critical of the Church of England, being a friend and supporter of John Bunyan. He caused outrage in some quarters by inviting Bunyan to preach at St Mary's in Yelden on Christmas Day. One likes to think of Bunyan joining Dell's family for Christmas lunch in the panelled dining room at the Rectory afterwards. One thing's for sure, it wouldn't have been prepared in a top of the range 4-oven AGA and high-end Siemens appliances in those days.









Bespoke iron gates swing open as you're buzzed in, and a long, gravelled driveway winds its way past magnificent beech, oak and sweet chestnut trees to the garage, with a lavender-lined turning circle lit by Victorian-style lamps set between the beautiful house and its extensive front lawn – to visit is memorable; to own is special.

At the front, a Tudor rose adorns the stone wall; at the back, an 1837 datestone is set high up on the former coach house, now a fabulous, vaulted-ceilinged entertainment room, with bar and impressive fireplace; inside, we see the fine Queen Anne staircase of the entrance hall and the servants' bell in the panelled dining room – and it all tells a story of how your new home has evolved over the generations.

There can be few more inspiring rooms in which to work or peacefully read than your study, with its 17<sup>th</sup> century panelling and bespoke bookcase, logs ablaze in the stove in wintertime. Window seats to enjoy the gardens from inside are in most rooms. Open fires or logburners ensure cosy winter evenings, whether in the snug, the beautiful, panelled drawing room or in the kitchen, where you can relax on the sofa near the inglenook stove, wonderful beams adding warmth along with the AGA even when it's not in use.

Upstairs, all the bathrooms have freestanding baths, and whether it be an antique fireplace, exposed timbers, vaulted ceiling or ancient door, all the rooms, from the principal suite to the former maids' quarters on the top floor, have a talking point, exude character, have plenty of space and a lovely outlook to wake up to.

Breakfast at the kitchen table or at the chunky walnut-topped island or throw open the French doors to eat outside on the sandstone terrace. The kitchen's handmade furniture extends into a utility - the former butler's pantry - that has more high-end appliances than in most kitchens, including a steam oven and coffee machine, as well as a huge antique sink that will happily cope with your muddy dog.

Party around the pool, doors folded open to the orangery, pergola roof and sides electrically controlled to suit rain or shine. Pick your own apples, cherries and walnuts. Look forward to Easter egg hunts in the copse. These are magical gardens for children. And you can relax away from it all in numerous spots hidden in the peaceful grounds, not least in the flagstoned sundial area, around the delightful lily pond, or even pottering in the incredibly beautiful greenhouse. If you have horses, you have the land. A special place indeed.





Outbuilding 1

Outbuilding 2

Outbuilding 3

Outbuilding 4

Lower Ground Floor

Second Floor

Ground Floor

First Floor

**Area of House: 6096 ft<sup>2</sup> ... 566.4 m<sup>2</sup>**  
**Area of Double Garage: 420 ft<sup>2</sup> ... 38.9 m<sup>2</sup>**  
**Area of Outbuildings: 828 ft<sup>2</sup> ... 76.9 m<sup>2</sup>**  
**Total Area: 7344 ft<sup>2</sup> ... 682.2 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.

