

ARTISTRY
PROPERTY AGENTS

Laurel Cottage, 81 Bower Street

Bedford, Bedfordshire MK40 3RB



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Gorgeous Victorian, 4-Bedroom House in the Heart of Bedford's Castle Quarter

A beautiful, late 19th century, 4-bedroom home in Bedford's Castle Quarter, with a fabulous loft conversion, complete with Juliet balcony, and a superb, kitchen extension. Set back behind its little front garden from a tree-lined street in the heart of the Castle Quarter, Laurel Cottage and its peaceful, walled back garden, is a remarkable find.

If the area were in London, it would be a must-visit destination for people from miles around. As it is, it's a sought-after place to live and much loved by locals, who recognise its great feel. Try living at Laurel Cottage and not regularly succumbing to pizza at the Gordon Arms, pastries from the Bakery, or coffee at Foods of Italy, all a few paces from your front door. These and the little independent shops, the antiques stores and the galleries are all part of life here.

And, of course, although they might not be so tempting, pharmacy, surgery, hospital and dentist are all close by too, not to mention the town centre itself. Castle Newnham Primary School is just along the road. Bedford's world-renowned private schools and the outstanding Free School are within a mile's walk, as are music and sporting venues, gyms, pool, cinemas and theatre.

Wander along to Bedford's lovely parks and to one of the finest river embankments in the Country. Walk or cycle, or even boat, along the beautiful River Great Ouse as far as you want to. And all this is just over a mile from the railway station with its fast trains to the Capital in under 40 minutes. No wonder the area has been featured in the Sunday Times 'Best Places to Live' guide.



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AT A GLANCE

4 bedrooms (5 if dressing room becomes bedroom), 2 bath/shower rooms – as follows:

- Main bedroom suite, with Shower room (Fired Earth fittings and limestone floor) and Dressing room (Could be Bedroom 5/Nursery)
- Guest bedroom (next to bathroom)
- 2 further bedrooms, including 1 single
- Bathroom, with bath and separate shower
- Kitchen (with Breakfast bar), Breakfast area (with storage under bench seating) and Coffee area (with storage under bench seating) and Coffee area (with bifold doors to garden) - Appliances: Belfast sink, Quooker boiling hot tap, Smeg range cooker (electric ovens with 6-burner gas hob) and chimney hood, built-in microwave, space for fridge/freezer, integrated dishwasher, tall utility cupboard for washing machine and condenser dryer / Pantry cupboard, bin system etc
- **Dining room** - with door to hall and bespoke, folding doors to: **Sitting room**, with woodburner and door to hall
- Hall / Landing, with built-in storage cupboard and separate built-in airing cupboard / Cloakroom
- Mains gas-fired central heating (Vaillant boiler) to radiators and underfloor heating in kitchen / electric underfloor heating to main bedroom shower room / Megaflor hot water system / Double glazed, sliding sash windows throughout, with shutters
- Garden, with integral shed, log store, children's wooden play equipment and hidden sandpit – gate to enclosed side alleyway leading to street

FURTHER FACTS & FIGURES

- Full fibre 900 broadband connectivity (BT's best service) / Council tax band: C / EPC rating: tbc
- Bedford Railway Station: 1.2 miles – fast trains to London: 39 minutes
- Castle Newnham School: 350 yards
- Town Centre: 1250 yards / Pubs, restaurants and cafés all nearby / Cinema, galleries, theatre, music venues, gyms - all walkable



Sometimes, it's abundantly clear that a home has been lovingly cared for, where all recent work has been carried out with attention to detail while being mindful of its history. Laurel Cottage is one such home.

That doesn't mean it languishes in the past. Far from it. This is a home that has been extended sideways (over the alleyway shared with just one of the attached neighbours), upwards (into the loft) and outwards (at the back). It's a home with underfloor heating in the kitchen and shower room, remote-controlled lighting, roof lanterns, one of which closes itself if it rains, and a high-end tap that dispenses boiling water. Yet it's a home where its heritage shines through.

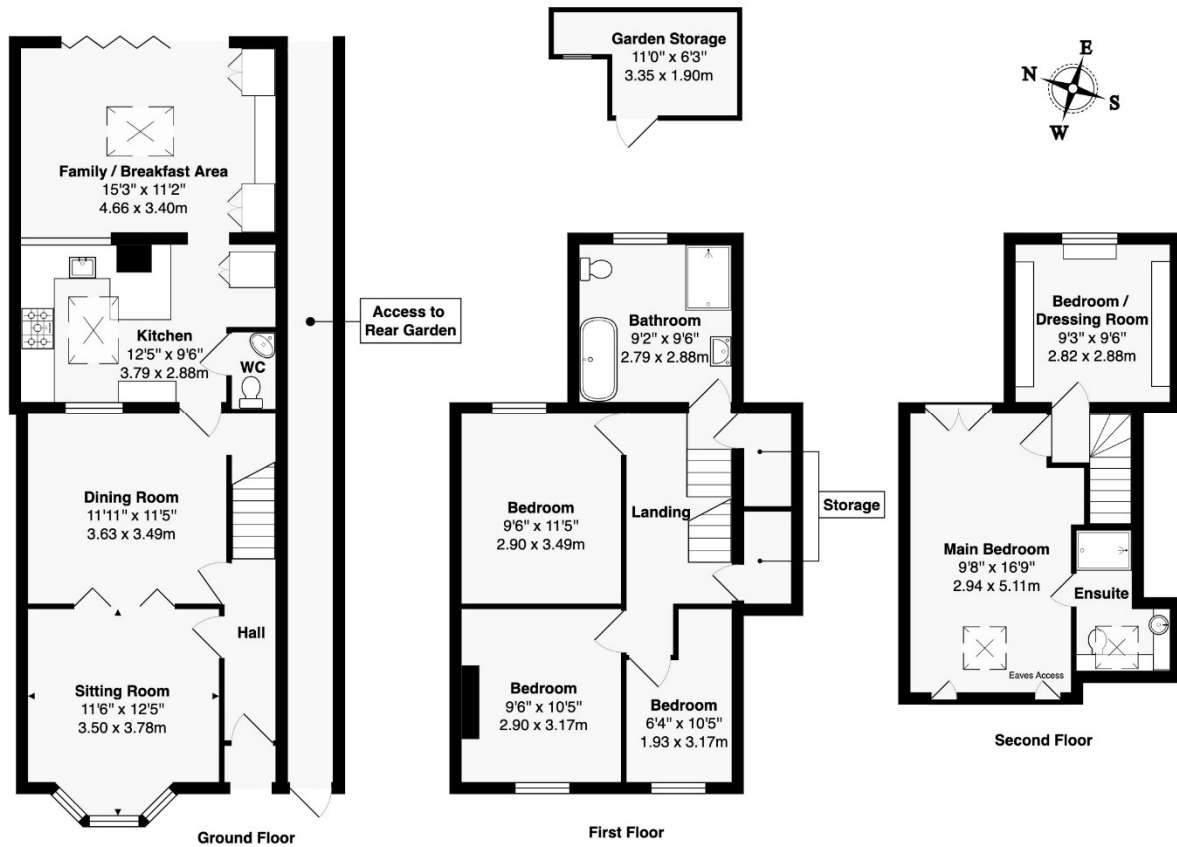
It's fascinating to think of all those who have treaded the wonderful hall tiles and original wood floors and worn down the oak step into the kitchen. Dado rails remain, and an original sash window proudly keeps its place, albeit inside now. You cannot tell which of the lovely old doors were installed by the Victorian builder and which have been carefully selected from architectural antiques around the corner.

All that's new has been similarly chosen. Bathrooms are both tasteful and stylish. The cloakroom, with its lovely tiling, hasn't been left out. And, whether cooking, eating, mingling or relaxing, it's a joy to be in the light-filled hub of the home, with its handmade Shaker kitchen furniture, topped by expensive Silestone, built around the Smeg range and Belfast sink.

Bespoke doors close off the cosy, bay-windowed sitting room and its woodburner from the dining room when you wish. Or two becomes one – great for entertaining. As are the bifold doors that extend the kitchen to the garden, its gorgeous, tumbled limestone continuing onto the terrace.

Outside, while it could become an undercover bower if you wish, children can play in their cleverly designed area, where there's even a hidden sandpit. And you can relax with glass of something in perfect privacy, butterflies fluttering over the lilac blossom, bees buzzing around the Chinese plumbago, ceonothus and white roses that climb the beautiful red brick garden walls. A lovely outside space for a delightful home.



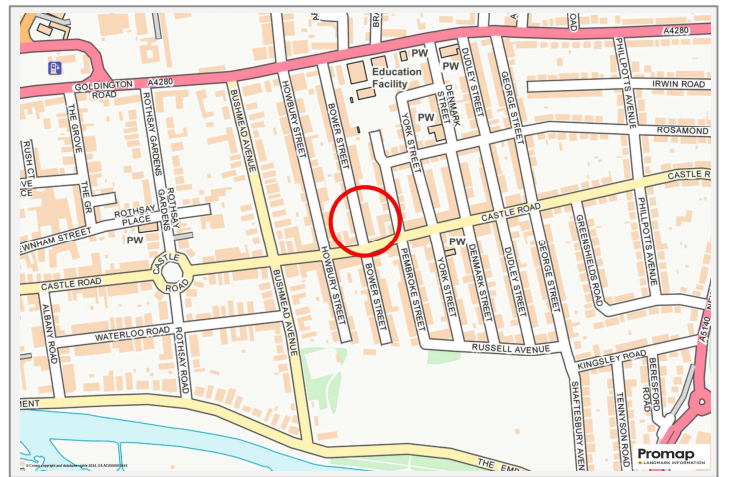


Total Area: 1489 ft² ... 138.3 m²
(excluding access to rear garden, garden storage)

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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