

# 29 Park Road

Melchbourne, Bedfordshire, MK44 1BB



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY







## Beautifully Refurbished Period Cottage in a Gloriously Peaceful Position

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An unlisted and deceptively spacious, timber-framed cottage in the rural Bedfordshire village of Melchbourne, with two double bedrooms, one up, one down, looking over paddocks and fields both front and back. On a quiet, no-through lane leading as its name suggests to Melchbourne Park and its Jacobean mansion, the cottage is at the end of a row and has been joined to its lovely, red-brick, old clay-tiled barn to form a larger home than you might expect, with an outside sitting area at the back and a delightful, long garden designed by an RHS-trained gardener at the front, along with gravelled parking for two cars.

Glance at a map of Melchbourne and it seems as if major routes were planned to leave the village in perfect peace, while providing easy access to Bedford, Wellingborough and St Neots railway stations, Rushden Lakes shopping complex and further afield.

Kimbolton's renowned private school is less than six miles away and there's an outstanding private pre-school in the village itself. The catchment schools at Riseley and Sharnbrook are a short bus ride away.

Wander up the lane to Sunday service at the medieval, Grade I-listed church, perhaps followed by a bite to eat at the popular village pub, a former hunting lodge with a beer garden and open fire. You're spoiled for choice for many beautiful walks, in the fields surrounding your cottage and through Melchbourne Woods to Riseley. You can look forward to the feast day held annually at Melchbourne Park at the same time of year as the 13<sup>th</sup> century Knights Hospitallers held their "annual fayre, vigil, feast and morrow" of St Mary Magdalene, after whom the church is named. Melchbourne was once a village of some importance. It's now, quite simply, a lovely, friendly, tranquil place to live.



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## AT A GLANCE

- NO UPWARD CHAIN
- 2 double bedrooms, one upstairs, one downstairs, both with built-in wardrobes
- Bathroom (upstairs/installed 2014), with bath and bath/shower mixer, and eaves storage space
- Landing, with built-in airing cupboard
- Shower room (downstairs) – installed 2014
- Kitchen, with Shaker-style units (contrasting colours) topped by solid oak, stainless steel sink with waste disposal unit (installed 2021), integrated dishwasher and washing machine, double oven, ceramic hob, integrated hood, space for American-style fridge/freezer
- Dining room, with sitting/study area
- Sitting room, with Esse woodburner and study area
- Understairs cupboard, with a water softener (installed 2017)
- Enclosed porch
- Central hall
- Heatrae Sadia Megaflo high performance unvented direct hot water system (installed 2014) / Heatrae Sadia, Amptec electric central heating boiler powering electric radiators (installed 2014) / Partial re-wiring 2015 – consumer unit about 9-years-old
- Double-glazed windows (installed 2014)
- Front garden, back sitting area, and side storage area for bins
- Gravelled parking for 2 cars

## FURTHER FACTS & FIGURES

- Superfast fibre internet connectivity
- Bedford/St Neots/Wellingborough Railway Stations: 13 miles equidistant - Fast trains to London: 39 mins
- Catchment schools - Riseley Primary: 3 miles / Sharnbrook Academy Secondary & 6<sup>th</sup> Form: 5.5 miles (Bus services to both) / Outstanding private Nursery & Pre-School within the village
- St John's Arms Pub: 850 yards



It's impossible not to feel fortunate living on a quintessential English country lane, the ancient church in its glorious setting, sheep grazing in the fields. Push open the picket gate under the apple blossom and wander between beautiful, bee-friendly planting, lavender and rosemary, ceanothus, red currant and sweet-scented wood violet vying for attention in the delightful approach to your cottage home.

Kick off muddy boots in the enclosed porch and step into the achingly beautiful sitting room, with its gorgeous, red brick floor and wonderful wall and ceiling timbers that have been lightened and restored to their natural glory. With floor-to-ceiling books to one side of the exposed, old brick fireplace, logs ablaze in the woodburning stove, it's difficult to imagine a more perfect room for you and your dog to come home to following a long winter walk through the lovely surrounding countryside.

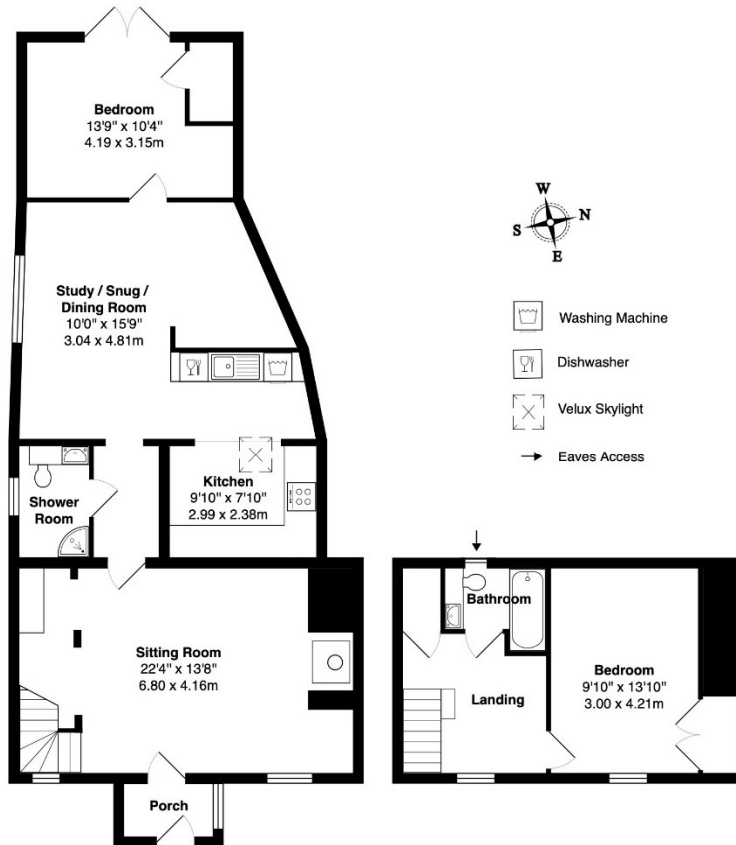
The cottage tells a story as you move through it, suggesting that former generations stepped out from what is now the central hall into a backyard.

A yard that's now your oak-floored dining room. Yet it's also a room to suit your lifestyle, with a light, bright area in which to relax with the newspaper over coffee or adding to the area beneath the stairs, to study, to tickle the ivories, or for a child to play while you're messing about in the kitchen that's open to it.

The cottage has been impeccably finished to ensure it's full of light; nor do you have to worry about height. And it will be a hard choice as to which of the lovely bedrooms to choose. Both have either a bath or shower room close by. Upstairs feels like a suite of rooms, with its peaceful dressing and sitting area on the landing, and with a wonderful view over the garden, and beyond the silver birch trees to lambs gambolling under the watchful eye of the great oak. Yet, through French doors downstairs, you also have an outlook to die for.

Enjoy an early evening glass of wine with the sun setting over the paddocks, and morning coffee front or back. Perhaps lay a little lawn in the front garden for a child to play. Both old and young will love living here.





**Approximate Total Area:** 1227 ft<sup>2</sup> ... 114.0 m<sup>2</sup>

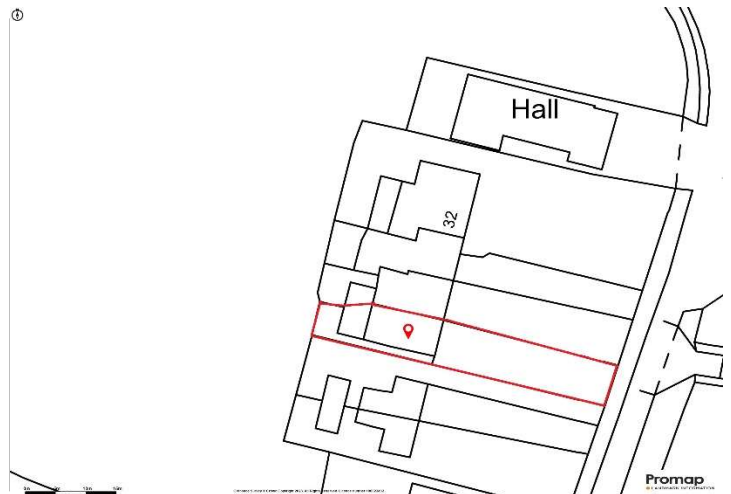
This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.



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View from the terrace



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

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