

ARTISTRY
PROPERTY AGENTS

Three Horseshoes

High Street, Swineshead, Bedfordshire, MK44 2AA



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Charming Country Cottage with a Rich History – and a Huge Garden

With rooms that have variously been an alehouse, brewery and smithy, the Grade II-listed, Three Horseshoes, in the lovely Bedfordshire village of Swineshead, has certainly played a central role in village life. As a delightful, four-bedroom home, with scope to extend into the attached former cart shed, and with electric AGA in the kitchen, workshop, garage, driveway parking and the best part of three quarters of an acre of garden, it could now take centre stage in your life too.

Swineshead is a quiet, unspoiled, little village which not only has its fair share of lovely houses, most of which are in the conservation area, but wonderful circular walks too. Your dog will love to take you to the ancient woodland, a site of scientific interest where English bluebells thrive under the great oaks, and if you are up to it, on a longer romp through lovely countryside to Upper Dean, with the obligatory stopover at the traditional country pub there.

How lovely to have the C14th Church of St Nicholas on your doorstep, rare for remaining open to visitors throughout the day, and with a beautiful, recessed, Jurassic limestone spire that forms a wonderful backdrop to the horse paddocks surrounding the cottage's gardens.

Three Horseshoes is in a rural heartland, a short cycle ride or walk away from the larger village of Riseley, with its C19th pub, famed for its good food and beer, its shop and its popular little primary school. Sharnbrook Academy and Sixth Form is a little further on, along with community sports centre, surgery and theatre, while the County town, with its world-renowned Harpur Trust private schools and fast trains to London is just a twenty-minute drive or bus journey away. Your new home is within easy reach of every amenity and well-placed for travelling, yet a world away from the madding crowd.



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AT A GLANCE

- Grade II-listed / Attached to Elm Cottage
- 4 bedrooms in total, including 1 single (currently used as a second study upstairs), and 1 currently used as a single, but which could be a double if wardrobes are moved.
- Main bedroom has a long walk-in wardrobe and airing cupboard, plus adjoining shower room.
- Kitchen, with shaker-style painted furniture and solid wood working surfaces, ceramic sinktop and electric AGA.
- Utility room, with stainless steel sinktop and space for fridge and freezer, and separate Cloakroom
- Sitting room, with multifuel stove.
- Dining room
- Family room
- Study
- Garage and gravelled driveway (parking for at least 3 cars)
- Timber workshop, with double doors.
- Boiler room (attached to house)
- Former cart shed (attached to house)
- Approx. 0.75-acre garden
- Oil-fired central heating (tank and combi boiler in boiler room)
- Alarm system
- Council tax band: E

FURTHER FACTS & FIGURES

- Full fibre internet connectivity throughout house and grounds
- Bedford Railway Station: 12.5 miles – fast trains to London: 39 minutes / Cambridge: 30 / MK: 28 miles
- Sharnbrook Academy catchment: 7.5 miles / Riseley Primary: 1.9 miles
- Newsagent and stores in Riseley / Co-op in Sharnbrook / Supermarkets in Bedford and Rushden



In between the bountiful, old quince tree hanging welcomingly, over the gravelled drive, and the rare, English Elm at the far end of the garden, the C17th, lime-rendered, old clay-tiled building, with a history of impeccable service to the village, has become a most delightful family home for the modern family, whilst losing little of its immense character.

Peering into the old cart shed, into which you might extend in the future, or feasting your eyes on the pump in the kitchen, from which the brewer drew water from the covered well outside, the sights and sounds of yesteryear are tangible. You can almost see old-timers warming themselves in front of back-to-back inglenook fireplaces, one side now in the kitchen, with its highly efficient electric AGA, the other side, once the alehouse with adjoining tap room, now a particularly lovely dining room and study. Where once was a bustling shop, you now have a bright, family room with old, built-in cupboard and a great feel.

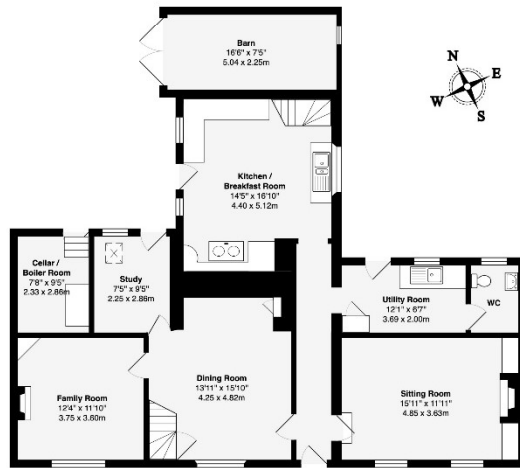
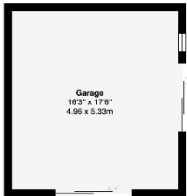
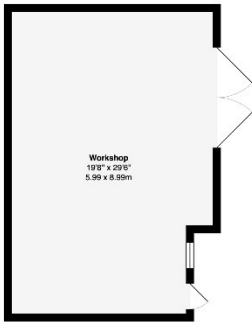
The gorgeous oak timbers, original doors and quarry-tiled floors alone are enough to make you fall in love.

The wonderful colours in the kitchen quarries give way to beautiful limestone in the hall and warm terracotta in the utility and cloakroom. Distinctive and expensive William Morris wall coverings add interest upstairs and downstairs. Come back from that long winter dog walk to slump in front of a roaring log fire in the sitting room, where once the farrier plied his trade, shoeing horses while they poked their heads out through stable doors where now your windows are.

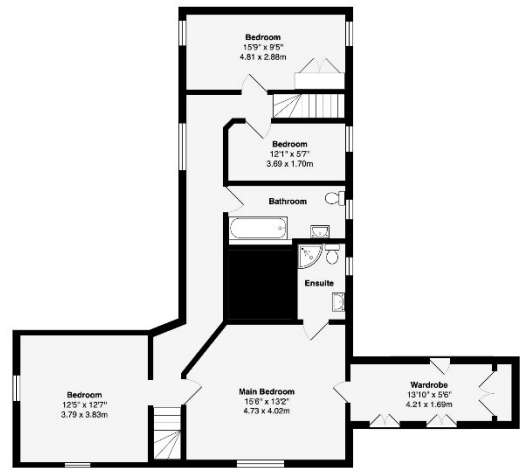
Your knees will decide which staircase to use, but you will never tire of going to bed. The bedrooms and bathrooms, with their beautifully timbered walls and ceilings, are romantic to adults, exciting for children. Very tall, sloping ceilings contrast with the odd doorway and part of the landing where you must duck or grouse, adding hugely to the enchantment.

The unusually large garden has something for everyone, including mini orchard and an array of attractive outbuildings, yet one can also imagine a garden office and wildlife pond beyond the poplars. What a find Three Horseshoes is.





Ground Floor



First Floor

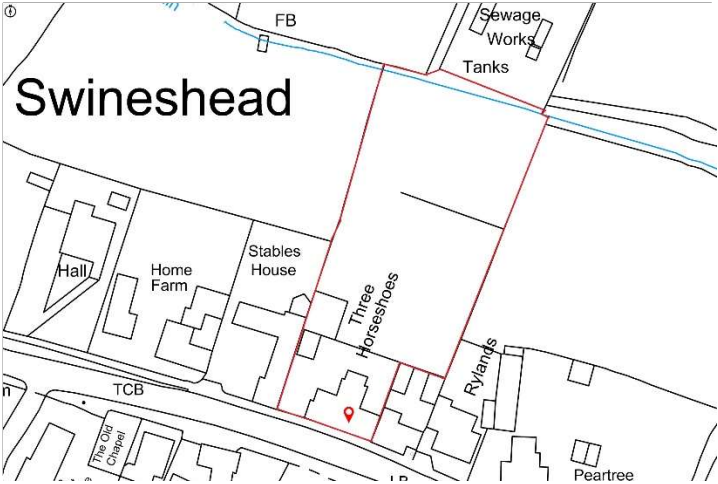
Total Area: 2315 ft² ... 215.0 m² (excluding workshop, garage)

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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