

The Old Rectory, Mill Lane

Church End, Tempsford, Bedfordshire SG19 2AT



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Beautifully Renovated and Highly Commutable 16th Century Rectory, with Annexe, Gym, Garage and an Acre of Walled Gardens

An impressive, completely refurbished, 5000 sq.ft. former rectory in Church End, Tempsford, which once hosted the King (then Prince Charles) in its dining room when he visited the historic village. There are 4 double bedrooms in the main house and up to a further 3 in the linked, old granary. A courtyard lies between the house and its stable block, a section of which has been converted into a gym, with the remaining parts forming a store, plant room and garage. Electric gates lead onto a gravelled driveway, with parking space for numerous cars, and an acre of walled gardens which wrap around the house and provide year-round interest and beauty in keeping with this wonderful family home.

With Sandy just 3.5 miles away and fast trains reaching London in 45 minutes, you can be in the Capital within an hour of leaving The Old Rectory. Luton Airport is only 25 miles, Cambridge even less. The nearby A1 means travelling by road is a breeze.

But there can be nothing like coming home to Church End, past thatched cottages and the ancient St Peter's, turning into your lovely, no through lane, lined by open fields leading down to the River Ivel, and through gates that open for you at the touch of a button, sweeping past orchard and gardens up to the yellow brick walls and the gorgeous porch of The Old Rectory - impressive to visitors, a beautiful haven for you and your family.

Wander through your own private gate to Sunday service and across the churchyard to the 18th century Wheatsheaf for a pint of real ale with the friendly villagers, following in the footsteps of the King, who dropped in when he unveiled a memorial to those who flew secret missions from Tempsford during WWII.

Walk your dog along the lane, which leads only to Mill House, and across the fields, alongside stream and river, to Blunham, the Horseshoes Inn, village stores and primary school. You can also pick up Route 51 of the National cycle route at Blunham. Children will love the animals at Knotts of Tempsford, where you can also grab a coffee or a bite to eat while stocking up with meat and veg for Sunday lunch from the Farm shop. A wonderful family life at The Old Rectory beckons.



The Old Rectory, Mill Lane

Church End, Tempsford, Bedfordshire SG19 2AT



AT A GLANCE | 5000 sq.ft. Up to 7 bedrooms, as follows:

- **Principal Bedroom Suite**, with dressing and wet rooms / Double bedroom, Wet room, fitted wardrobes / 2 other double bedrooms, with Fun/Dressing room between
- Bathroom, with freestanding bath and separate shower / Galleried landing, with study/sofa space
- **Linked Annexe**: Guest Bedroom, with French doors to terrace / adjacent Shower room / 2 further bedrooms upstairs, currently used as office and snug / Boot room or Kitchenette / Hall – doors to courtyard and to terrace
- **Kitchen/Breakfast room**, with Island seating for 6 and shuttered French doors to terrace. Appliances: Undermount double bowl, ceramic sink and Quooker Hot tap; Miele integrated dishwasher; Mercury electric range, with induction hob and canopy hood; Siemens American-style fridge/freezer, with ice and water dispenser; 600mm wine cooler / Larder and Dresser units, with hidden coffee and small appliance space / **Separate Pantry**, with Belfast sink, bin system and fitted open shelving
- Dining room, with open fireplace and shuttered French doors to front garden
- Sitting room, with woodburning stove
- Family and Games room, with remote electric fire set into inglenook fireplace – links to the annexe
- Entrance hall, with understairs coat and shoe cupboard / Porch, with bench seating
- **Old Stable Block**, with Gym, Store, Plant room, Garage
- Oil-fired Viessmann boiler/ Joule hot water system / Underfloor heating to kitchen (not in pantry), family room, entrance hall and parts of annexe / Solar panels / Ventrolla refurbished sash windows
- **One Acre: Gardens**; Courtyard; Ample parking

FURTHER FACTS & FIGURES

- BT/EE Superfast fibre broadband connectivity / Council tax band: H / **Grade II-listed**
- **Sandy Railway Station: 3.5 miles** – fast trains to London: 45 minutes / Luton Airport: 25 miles
- Schools: Blunham Primary / Sandy Secondary / Private schools: Bedford and Kimbolton: 9.5 and 13.5 miles
- The Wheatsheaf Pub: 200 yards / Shop and Pub in Blunham: field walk / Knotts of Tempsford Farm Shop



Linked Annexe Hall



Utility Room

Few settings are as inspiring, with the Grade II*-listed church as your closest neighbour, surrounded by your own gorgeous gardens and gazing out over fields that run down to the River Ivel. How reassuring to be as confident as can be that this will not change.

The outside of your new home tells a story of its evolution over 500 years, since the days of Thomas Phillipp, Rector of the day. Rev'd Phillipp seems to have mostly lived in the 15th century Chantry House within the grounds. He did keep two of the stables, though, for his horses, where your garage now is. The Chantry House was demolished in 1939, with some of its moulded timbers apparently being re-used in the Rectory.

Substantially extended and remodelled in the late 19th century, the Victorian brickwork now encases the front of the old house too, with the beautiful 16th century timberwork remaining exposed at the end and back of the house.

The story continues inside, with changes having been recently carried out at no little expense and with the utmost care, taste and attention to detail, such that the immense character remains while the comfort of the 21st century family is assured.

Step into the porch and glance up at the decorative woodwork, which was once part of pews from St Peter's. The new oak flooring of the impressive entrance hall matches the restored parquet of the sitting room. The flooring, too, in the dining room has been restored and re-laid. Beautiful, tall sash windows, French doors and their shutters, tall skirtings and intricate cornicing and roses high above your head, have all been fully restored or replaced. Cables, wires and pipes have been stripped out and replaced. Underfloor heating has been installed beneath new floors. You can move in and just enjoy it all.



Music Area (Linked Annexe)



Downstairs Bedroom (Linked Annexe)







Silver birch, willow and beautiful blossoming magnolia, cherry, apple and pear trees welcome you home, while a gravelled path winds between the lawns and shaped cedars to well-stocked borders. The Old Rectory gardens have something for everyone, from the green-fingered aficionado to the child with his ball. And provide the perfect setting for summer garden parties and al fresco dining on the sandstone terrace, the air alive with birdsong, French doors open to granary, games room and kitchen.

And what a kitchen it is. Complete with separate pantry and island seating, beautiful, heated limestone beneath your feet, oak, granite and quartz-topped, hand-built furniture houses oak interiors and high-end appliances, including hot tap, wine cooler, American fridge/freezer and superb range cooker. Throw open the double doors and look forward to lively dinner parties in your impressive dining room, logs ablaze in the marble fireplace, Butler's bell box still in place as a nod to the past. Along with your lovely, bay-windowed sitting room and timbered family room, once a huge hall, you have space for every occasion and every aspect of family life.

Much of your new home is designed for flexibility. The old granary, for instance, could be a completely self-contained annexe. The vaulted-ceilinged downstairs room makes a fabulous guest or elderly parent's bedroom. With access to the courtyard, as well as to the terrace, its upstairs can provide peaceful office space. Yet the stable block gym could also be a super office. It's your choice.

There's nothing quite like the upstairs of the main house, from the rather grand luxury of the Victorian suites, with their stylish wet rooms, to the exciting bedrooms of the old house, with their beautiful, curved beams, both with access to a room that teenagers will love for relaxing with their friends. The amazing, vaulted-ceilinged landing at the Victorian end, so peaceful for study or reading, contrasts with the older part, and the remarkable, carved rose of the tie beam and king post.

In the lovely bathroom, the 21st century happily coalesces with the 16th, the freestanding bath, vanity and shower stylishly set against beautiful oak timbers. And every room has a special outlook. For this is a special family home.





Old Stable Block

- Garage: 100' x 102' (4.57 x 3.10m)
- Store: 82' x 81' (2.48 x 2.46m)
- Boiler Room: 78' x 77' (2.38 x 2.31m)
- Gym: 77' x 113' (2.31 x 3.59m)

Ground Floor

- Games / Family Room: 143' x 380' (4.40 x 11.59m)
- Sitting Room: 137' x 186' (4.18 x 5.66m)
- Entrance Hall
- Porch
- Dining Room: 160' x 210' (4.87 x 6.41m)
- Kitchen / Breakfast Room: 180' x 215' (4.87 x 6.54m)
- Pantry: 106' x 62' (3.19 x 1.89m)
- WC

First Floor of Linked Annex

- Bedroom / Snug: 109' x 115' (3.33 x 3.57m)
- Bedroom / Office: 910' x 119' (3.00 x 3.57m)
- Shower Room
- Music Area
- Hall
- Utility / Boot Room: 182' x 95' (5.12 x 2.75m)
- To First Floor

First Floor

- Bedroom: 145' x 131' (4.40 x 3.99m)
- Dressing / Fun Room: 145' x 91' (4.40 x 2.77m)
- Bedroom: 180' x 120' (4.42 x 3.90m)
- Landing: 130' x 168' (3.95 x 5.07m)
- Bathroom
- Dressing Room: 130' x 710' (3.95 x 2.38m)
- Main Bedroom: 151' x 210' (4.59 x 6.41m)
- Ensuite
- Ensuite
- Bedroom: 160' x 210' (4.87 x 6.41m)

Area of Main House: 4621 ft2 ... 429.4 m2
Area of Old Stable Block: 379 ft2 ... 35.2 m2
Total Area: 5000 ft2 ... 464.6 m2

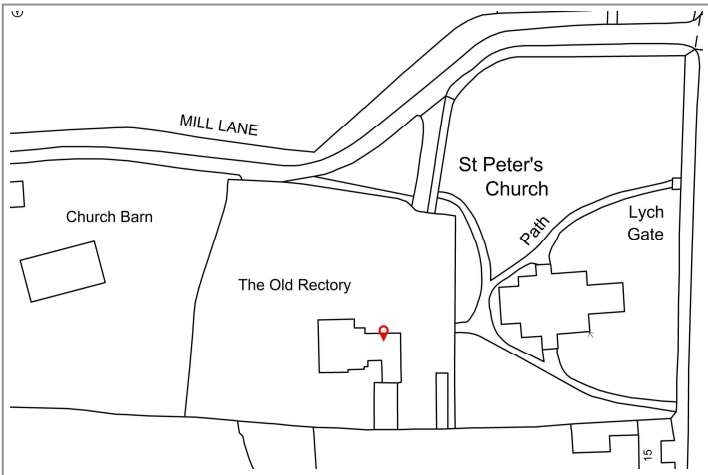
Area of Land: Approaching 1 acre

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



The Old Rectory, Mill Lane
Church End, Tempsford, Bedfordshire SG19 2AT



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

Artistry Property Agents | 36 St Peter's Street | Bedford | MK40 2NN

T 01234 889987 | E info@artistryproperty.co.uk

www.artistryproperty.co.uk