

Barleycroft, The Green

Turvey, Bedfordshire MK43 8DA



Barleycroft from the front garden

PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY

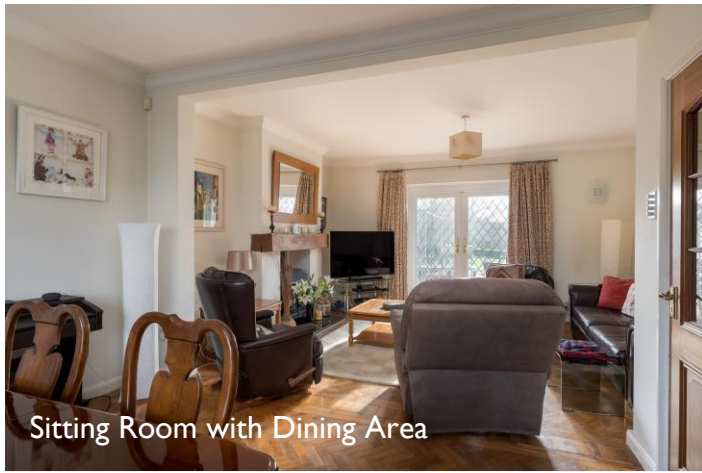




Entrance Hall



Study / Reading Room



Sitting Room with Dining Area



Garden Room



Fields behind the garden

Superb, Detached Family Home, with Fabulous Views Beyond Amazing Gardens – And with Scope to Extend

A lovely-looking, 4-bedroom family home in the historic North Bedfordshire village of Turvey, with special views beyond its extensive front and back gardens, and with integral garage and driveway parking. Discrete solar panels drive down bills. Built in the mid-50s for senior engineers involved with the construction of the M1, and the much-loved home of the same family for most of the time since, Barleycroft has such outdoor space that it can easily grow with the needs of your family – indeed, you can clearly see how you could add several bedrooms if you ever wish.

Turvey is only 13 miles equidistant of Milton Keynes and Northampton (the M1 is just 10 miles away), with the County town of Bedford, its world-renowned Harpur Trust private schools and its fast trains to London in under 40 minutes, just 8 miles away. The market town of Olney, with its many eateries, antique shops and supermarkets, is a mere 3.5 miles from your front door. The catchment secondary school is in nearby Sharnbrook.

For a small village, Turvey has few equals for ease of travelling by road or rail to major towns and cities, but it has an unusual number of facilities of its own. Between the Benedictine Abbey at one end of the historic High Street to the magnificent, Grade I-listed, Saxon Church of All Saints at the other, you have a choice of two shops, a post office, a butcher's and two 17th century country pubs, one aside the beautiful River Great Ouse. The village hall stages theatrical productions and hosts all manner of events and societies for the friendly community. Wander with the children, past the post office, to their lovely little primary school, and to the playing fields.

All this and you and your dog are surrounded by wonderful walks in the beautiful surrounding countryside, a taste of which you see each time you throw open your curtains or sit in your garden. Very few have been fortunate enough to have called Barleycroft their home, such has been its captivating charm. Indeed, this is the first opportunity for nigh on half a century for a new family to live here. It's easy to understand why.



Barleycroft, 2 The Green

Turvey, Bedfordshire MK43 8DA



AT A GLANCE

Energy efficient, discrete 15-panel solar system feeds electric and hot water, with surplus sold to Grid / Smart controls / Mains gas central heating – Worcester boiler/ Fully double glazed / Insulated walls

- 4 bedrooms, including one single and two with fitted wardrobes
- Upstairs Shower room (external shower control)
- Landing, with wooden ladder access to roof space, with light (scope for loft conversion)
- Downstairs Shower room
- Kitchen/Breakfast room, with island seating. Appliances: Belfast sink; integrated dishwasher; AEG built-in single oven and combi oven/microwave above; AEG induction hob and canopy hood; space for American-style fridge/freezer; 2 wine coolers, one for white wine and one for red / Various pull-out interiors, including bin system / understairs cupboard / door to garden and double doors to:
 - Garden Dining room, with French doors to terrace
 - Utility room, with Belfast sink and spaces for washer and dryer / Walk-in pantry, with fitted shelving
 - Study/Reading room, with fitted shelving
 - Sitting room, with multifuel stove and French doors to terrace / Dining area
- Hall, with built-in coat and shoe cupboard
- **Integral Garage / Driveway parking**
- Extensive front and back gardens – Shed on solid concrete base / Decking and pergola / Stone fountain / Side gate, with hidden space for bins

FURTHER FACTS & FIGURES

- **Full fibre broadband imminent** / Council tax band: F / EPC rating: C / Smart security system including cctv
- Bedford Railway: 7.3 miles – fast trains to London: 39 minutes / **Olney and supermarket: 3.5 miles**
- Catchment schools: Turvey Primary: 600 yards / Sharnbrook Academy: 6 miles / **Private schools in Bedford**
- **In village:** 2 pubs; 2 shops; Post Office; Butcher's; Playing fields



Front garden

There are many lovely houses in Turvey, not least along one of the most historic High Streets in the county. But few enjoy such views, and few are set so far back, with your land stretching 120 feet, beyond the adopted lane which leads just to you and your neighbours' homes - greensward running down to the stone wall dotted with winter and spring-flowering bulbs surrounding a magnificent beech tree planted by Rupert Allen of Turvey Abbey in days gone by.

Yellow roses and clematis climb Barleycroft's front walls, and a Victorian streetlamp, which once stood outside Ye Three Fyshes, survives, wired and working, in your front garden to welcome you home. No matter whether your bedroom is at the front or the back, you either wake up to views of the beautiful church and its amazing former rectory, or of far-reaching countryside – an inspiring start to the day.

Downstairs, step onto the gorgeous, original oak parquet floor of the hall, which runs through into the lovely, bay-windowed sitting and dining room, which are now open to each other – great for entertaining.

You have oodles of family space, with huge garden room leading from the kitchen, which could be opened to the former kitchen, now a study, and to the garage, perhaps, if you ever wish. How exciting to have so many options for putting your stamp on Barleycroft, with neighbours having taken advantage of their loft and outdoor space to extend.

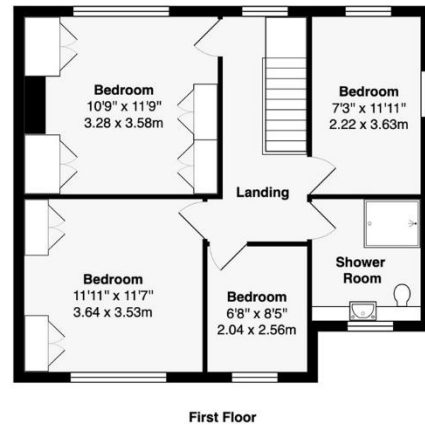
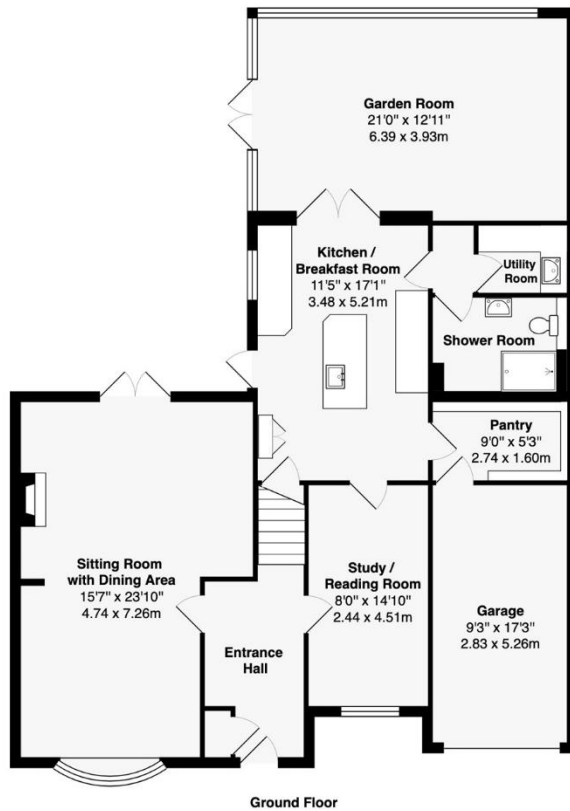
Come home to a roaring winter fire in the sitting room stove and throw open French doors come summertime to the terrace, a canopy, surrounded by wonderful wisteria and roses, sliding out at the touch of a button, with outside lights also remotely controlled for when you sit out with evening glass of wine in your garden.

What a garden: SE-facing; 170 ft. by 45 ft. of peaceful and private outdoor space, a lovely stone fountain taking pride of place. A super lawn for children to play to their heart's content. Apples to pick. Trees to climb, an explosion of glorious blossom come spring, the air alive with birdsong. Wisteria, honeysuckle and roses clamber over the timber pergola as you relax and enjoy the countryside beyond your garden – you might be tempted by an outdoor office here, but would you get any work done? Simply delightful.





Main bedroom



Area of House: 1816 ft² ... 168.7 m²

Area of Garage: 163 ft² ... 15.1 m²

Total Area: 1979 ft² ... 183.8 m²

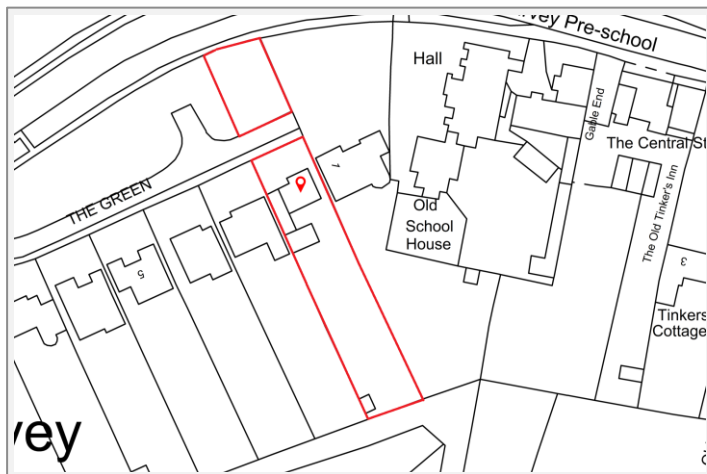
Plot: Quarter of an Acre

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

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