

## Well Cottage

17 Memorial Lane, Bletsoe, Bedfordshire, MK44 1QJ



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY







## Country Cottage with Oodles of Charm – And Delightful Gardens

An inspiring, Grade II-listed family home in the lovely North Bedfordshire village of Bletsoe, the product of two timber-framed C17th cottages combined and a superb, recently added, oak-framed garden room. With nigh on 2500 square feet, Well Cottage has four bedrooms over three floors, living space positively dripping in character, a beautiful, south-facing garden, and driveway space for several cars. All within a few paces of wonderful open countryside, in a lovely spot at the end of a row of cottages set back from a no-through lane.

The memorial, which gave the lane its name, lists Harry Barker among those killed in the Great War. He lived in one of the cottages that is now part of Well Cottage, and until 1955, as with the rest of the village, part of the St John family estate. Bletsoe is full of historic buildings, not least the moated, medieval, manor house, Bletsoe Castle, where Margaret Beaufort, the mother of Henry VII was born.

Wander to Sunday service at the C13th Church of St Mary, followed, perhaps, by lunch at the C17th Falcon Inn, where the garden runs down to the River Great Ouse. Your dog will love to run around in the fields which are just a few yards from your front door – miles of lovely walks right on your doorstep.

Bletsoe has its own village hall, which the friendly community makes good use of. The village is just over six miles from the County town, its fast trains to London and elsewhere and its world-renowned Harpur Trust private schools. The catchment primary school is in nearby Riseley, while the secondary school, along with surgery, shops and Mill Theatre, is in the larger village of Sharnbrook on the other side of the A6, the road which gives you access to major road networks. Travelling from Bletsoe is a breeze, but it will always be such a joy to come home.



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## AT A GLANCE

4 bedrooms in total, including:

- **Main bedroom** reached from either old or new staircase, with built-in/walk-in wardrobe area
- **Double bedroom** with built-in, understairs cupboard, off new landing
- **Attic rooms** with bedroom (inc. built-in cupboard) and study/sitting/sleepover room, with eaves storage (very low door between) – 2 staircases (1 independent, 1 from 2<sup>nd</sup> bedroom)
- **Guest Bedroom** (downstairs), with fitted wardrobes
- **Family bathroom** (upstairs) and **Shower room** (downstairs) opposite guest bedroom / **Laundry room** (adjacent to bathroom), with Miele washing machine and Bosch dryer (included)
- **Kitchen and Breakfast Garden room** – fitted kitchen furniture includes deep drawers, interior pull-outs, and peninsular breakfast bar, with stools / 2 Bosch built-in single ovens; 5-burner gas hob; separate integrated full-height refrigerator and freezer; integrated dishwasher; wine cooler
- **Dining room** with fireplace (blocked up)
- **Sitting room** with inglenook fireplace
- **Study** (downstairs)
- Gas-fired central heating (Ideal boiler – under warranty) / Electric underfloor heating to kitchen/breakfast room / Wooden windows, some with leaded lights, some double-glazed
- Gardens, front and back (bin storage area and side gate between) - log store, summer house, shed, cottage arbour seat and brick-built bbq.

## FURTHER FACTS & FIGURES

- Grade II-listed / Council tax band: F / Superfast fibre 2 internet connectivity
- Bedford Railway Station: 6.5 miles – fast trains to London in 39 minutes / Village bus service
- Catchment Schools: Riseley Primary & Nursery: 3.5 miles / Sharnbrook Academy & 6<sup>th</sup> Form: 2.5 miles
- Falcon at Bletsoe: riverside pub and restaurant / Co-op in Sharnbrook / Supermarkets: 5 + miles



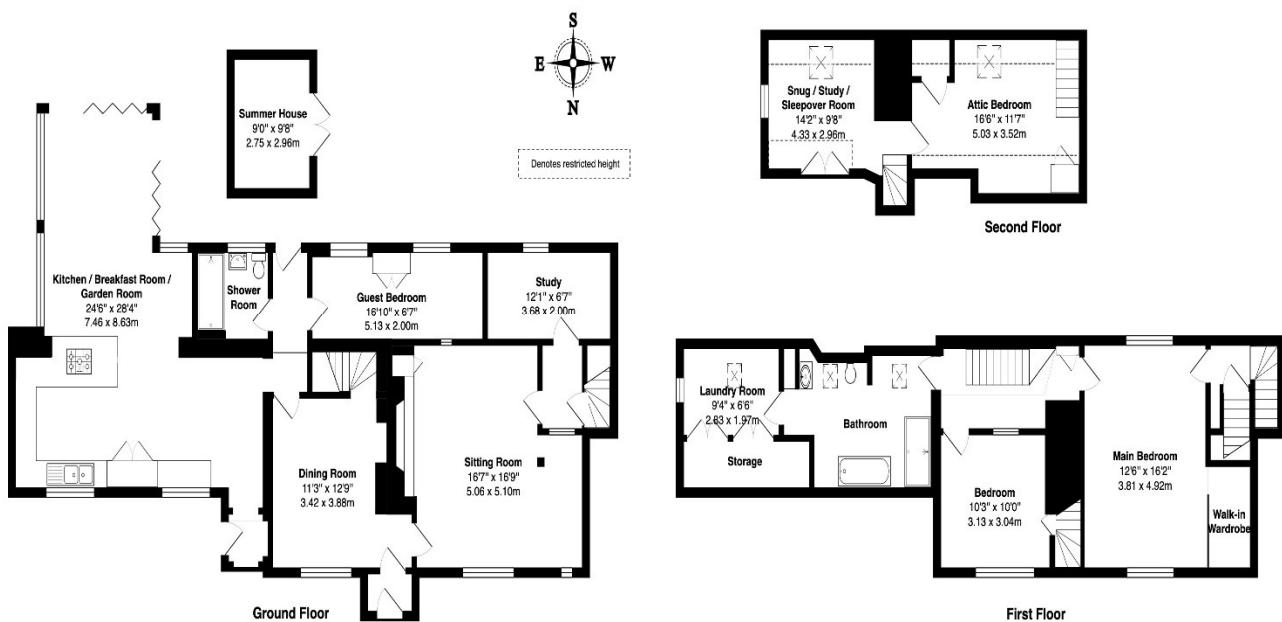
To go on a tour of Well Cottage is to go on a journey of historical discovery. In what was once simply No. 5 Bletsoe, you can just see, in your mind's eye, the courier, John Norman, who lived here with his wife, Elizabeth, leading his horse each day through the front door (where the cute little window now is) to a stable out the back, the horse rubbing against, and wearing down, a doorpost that's still here in the sitting room - the cosiest sitting room you can imagine, its inglenook fireplace, once used for cooking and drying clothes, now with woodburner waiting to welcome you home from winter walks with a roaring log fire.

The old quarry tiles at the back now lead to your study, tucked away near a steep flight of stairs up to the beautiful main bedroom, and on up to exciting attic rooms that any teenager will love. A staircase that's kind to the knees is now in what was No. 6 Bletsoe, along with the perfect room for dinner parties and another delightful bedroom. Everywhere, there's something of interest - gorgeous timbers, exposed stone, and old doors complete with original ironwork.

Well Cottage is not just full of character. It's full of surprises - the stylish, contemporary bathroom, the super laundry room ideally placed adjoining it, and the beautiful colours of a shower room that is also ideally placed - opposite the guest bedroom. Not to mention the hub of the home, the fabulous kitchen and garden room, added in the last decade by a family who lived here for 36 years. Shaker-style fitted furniture, slate floor, solid oak surfaces, and top of the range appliances, including wine cooler. Space for both breakfast bar and table, space for sofa, space for family and friends to party – extending outside, through bi-fold doors on two sides, to the terrace, to the brick-built bbq and the eating area beneath the pergola - and to the loveliest garden.

A garden filled with birdsong, teeming with nature, a hawthorn hedge as old as the house, lawns to play on, beautiful ash, birch cherry and California lilac, pretty flower and scented herb beds, clematis and clambering roses – and a romantic arbour seat and summerhouse from which to enjoy it all. A family home and garden to cherish.





**Total Area:** 2452 ft<sup>2</sup> ... 227.8 m<sup>2</sup> (excluding Summer House)

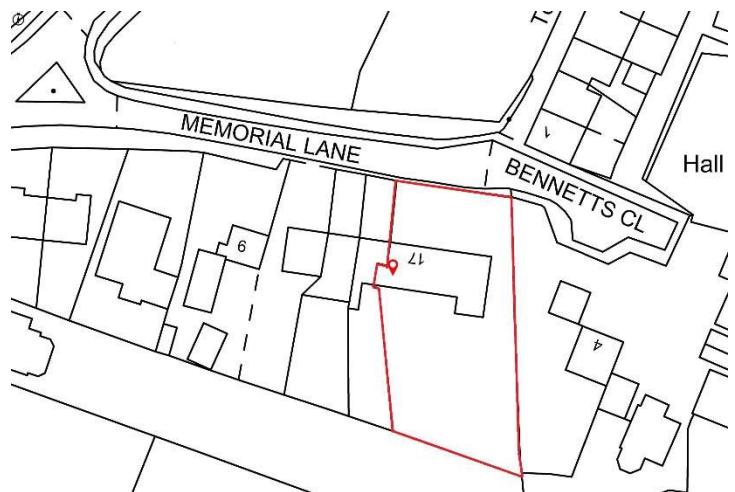
This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.

**ARTISTRY**  
PROPERTY AGENTS



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

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