

# Greyfriars

Cold Brayfield, Buckinghamshire, MK46 4HS



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY







## Superb, Single Storey Barn Conversion with Detached Annexe in a Wonderful Spot

A beautiful, 3 or 4-bedroom barn conversion, including a separate annexe, overlooking fields in a peaceful, no through village close to the market town of Olney. All on one level, with amazing living spaces, easy-to maintain gardens, including a wonderful inner courtyard, as well as a double garage and driveway parking, Greyfriars is quite a place.

It wouldn't be surprising if you were unaware of Cold Brayfield, even with its gorgeous houses, its quintessential English village green, its small, thousand-year-old Church of St Mary, and its history dating back to Roman times. You may have caught the name as you passed by on the A428 between Northampton and Bedford, but thought the few houses along the road were all there were. How delightful it is to turn into the village itself, and even more delightful to live there.

Within a short drive of Bedford, Milton Keynes and Northampton, with their fast trains to the capital and world-renowned private schools, Cold Brayfield is only three miles to Olney, its secondary school, supermarket and its independent shops, pubs and restaurants. How lovely to be able to walk across parkland and over the River Great Ouse to the Old Mill bar and restaurant in Newton Blossomville, near to the outstanding catchment primary school there. The North Bedfordshire village of Turvey, too, is just a good stroll away, with its newsagents and stores, pubs and butcher's shop.

The village is in the heart of beautiful countryside, with lovely walks straight from your new home, including one in which you can seek out all that remains of the medieval hamlet of Abinton. Greyfriars was, until 20 years ago, a collection of farm barns set around a cattle yard - The Old Pig Yard, another lovely home, is next door. The lane leads only to two other fine country homes, parkland and fields of sheep. What a peaceful place to make your home.



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AT A GLANCE – 3,332 Sq.ft. / Annexe / 4 bedrooms

- Main bedroom suite, with dressing room and bathroom with shower as well as bath
- Two further bedrooms in main house, the larger with bespoke wardrobes, the smaller (currently a study) with built-in wardrobe (three bedrooms total plus annexe)
- Family bathroom, with shower as well as bath
- Kitchen with hexagonal island (with bin system), Belfast sink, gas-fired AGA, integrated built-under refrigerator, freezer and dishwasher
- Dining area and additional Sitting area, with French doors to terrace
- Utility room, with area between kitchen and utility with bespoke dresser
- Sitting room, with wood burning stove set into inglenook fireplace, and built-in cupboard
- Hallway and Cloakroom / Wine storage/storage cupboards/roof space
- **Detached Annexe** - Double bedroom / Kitchen/breakfast room (with integrated washing machine, built-under refrigerator with ice box, oven, hob and hood) / Sitting room / Shower room
- Courtyard / Back and side gardens / Drive (0.4 acres)
- Garage (with electric doors) – EV charging point
- Mains gas radiator central heating

Courtyard external woodwork needs attention. A covenant indicates the annexe shouldn't be let to someone who isn't a family member.

Council tax band: G (The Cottage: A) / EPC rating: E



Annexe sitting room through to kitchen

## FURTHER FACTS & FIGURES

- Full fibre 900 internet connectivity (BT's best)
- Bedford railway station: 8 miles – fast trains to London 39 minutes.
- Olney: 3 miles – catchment school: Ousedale / Newton Blossomville Primary: a few hundred yards' country walk across the river
- Turvey: approx. 1500 yards – 2 pubs, 2 shops, butcher's, playing fields (15 minute walk)



Side access to Annexe



Annexe Bedroom

A little owl watches over you from its roost as you're buzzed in at the heavy oak gate. From humble beginnings, Greyfriars knows how to impress. You're met by a magnificent courtyard enclosed by a tall stone wall to one side and three former barns, now the lovely stone, timber and slate home you have today.

The striking palm and sweet-scented, white-flowering magnolia add year-round interest to the distinctive flagstone courtyard, the timber pergola perhaps waiting for a clambering wisteria or rose. Imagine a summer party in full swing, guests milling in and out through French doors on either side; or simply a peaceful pre-dinner glass of something in one of the relaxing sitting areas.

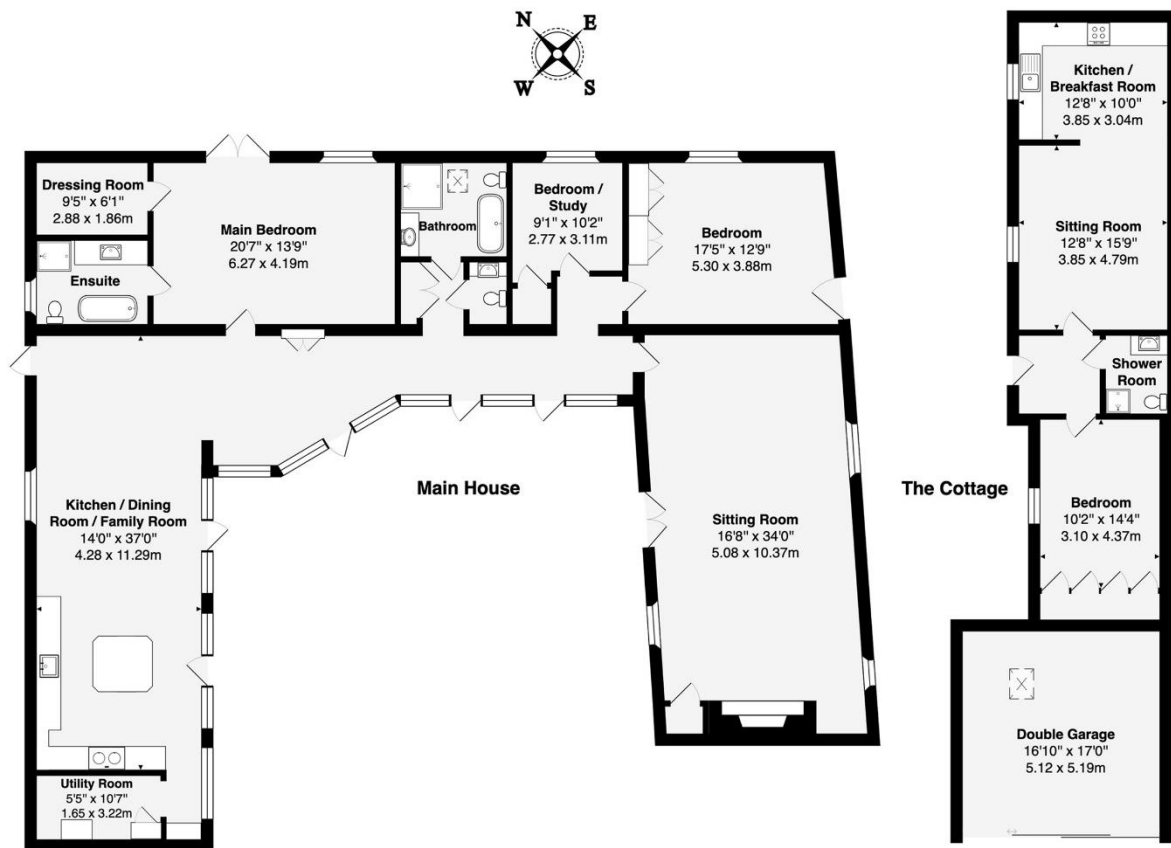
A more irresistible room for that dinner would be hard to find. Huge, yet at the same time comfortable and intimate, with its superb, gas-fired AGA and bespoke, warm oak furniture and hexagonal island, topped in blue pearl granite, perfectly in-keeping with the gorgeous beamed and vaulted ceiling and exposed stone. As perfect for family gatherings and dinner parties with friends as for romantic meals for two.

The peaceful, stone-floored hallway, bathed in natural light from the courtyard, links the two wings of the house, the coffee area of the kitchen at one end and the staggeringly beautiful, wood-floored sitting room at the other, with its amazing, beamed ceiling and cosy stove set into its remarkable, timbered fireplace. Everywhere, the unmatched beauty and character of English oak draws the eye.

Bathrooms with claw-footed baths as well as showers, and beautifully beamed bedrooms, could not be more appealing, not least the romantic main bedroom suite with four-poster made for the room and French doors to fling open to a summer's garden for morning coffee.

A garden designed for ease. Forget about grass cutting. Sit and soliloquise, the Spring maiden adding to the sense of tranquility in her spot by the stone wall. Gravel paths wind between well-stocked beds, crab apple, other small trees, and interesting features adding year-round interest. Eat al fresco in perfect privacy, watching lambs gamboling across the fields. The annexe cottage has its own garden area, its own entrance and its own gorgeous, beamed interior – a valuable addition to a special home.





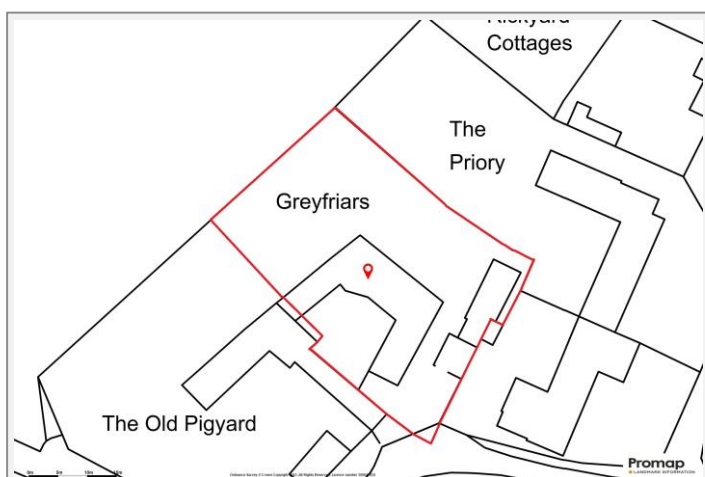
**Area of Main House: 2440 ft<sup>2</sup> ... 226.7 m<sup>2</sup>**  
**Area of The Cottage Annexe: 606 ft<sup>2</sup> ... 56.3 m<sup>2</sup>**  
**Area of Double Garage: 286 ft<sup>2</sup> ... 26.6 m<sup>2</sup>**  
**Total Area: 3332 ft<sup>2</sup> ... 309.6 m<sup>2</sup>**

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.

**ARTISTRY**  
PROPERTY AGENTS

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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](mailto:info@artistryproperty.co.uk)

[www.artistryproperty.co.uk](http://www.artistryproperty.co.uk)