

**ARTISTRY**  
PROPERTY AGENTS

# 25 High Street

Carlton, Bedfordshire, MK43 7LA



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY







## Wonderful Country Cottage with Lovely Garden in Super, Riverside Village Full of Facilities

A gorgeous, 3-bedroom, Grade II-listed, limestone cottage that has played a prominent role in village life. With AGA kitchen, inglenook fireplace and a peaceful, landscaped and sun-filled garden, the cottage stands with its attached neighbour on what was, in days gone by, the main street of the lovely, North Bedfordshire village of Carlton. Once the village shop, it's now a delightful, extended family home in a particularly picturesque part of the conservation area.

With the cottage's history, you might think that there's no shop in the village now. In fact, Carlton has one of the nicest little stores and post office you can imagine, selling locally sourced produce, bread and newspapers, and you can call in at the working farms for fresh milk, cheese and even ice cream. The village also has its own outstanding primary school, late-11<sup>th</sup> century church, and not one but two great pubs, thriving allotments, children's playing field, and a village hall that hosts all manner of events and societies.

Play squash in Carlton, cross the beautiful River Great Ouse for tennis and cricket in Harrold, or work out at the Paula Radcliffe sports centre in the grounds of the nearby catchment school in Sharnbrook. Wander over the ancient bridge to the surgery and to walk your dog in the popular country park, with its lakes and café, or ramble in the glorious surrounding countryside.

Your new cottage home is a couple of miles from any major road, so is spared the constant rush of traffic that afflicts many villages, yet is just a 15-minute drive or bus journey from the county town of Bedford, its fast trains to London in under 40 minutes and the world-renowned Harpur Trust private schools. There's no need to decide whether location or property is more important when both are delightful.



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### AT A GLANCE

- Grade II-listed within Carlton's conservation area
- 3 double bedrooms, 1 with bespoke wardrobe, slide-out hanging and drawers, 1 with bespoke, recessed units
- Bathroom, with freestanding bath and separate shower
- Kitchen, with undermounted sink, electric/gas AGA and chimney hood, space for American-style fridge/freezer, Siemens stainless-steel dishwasher / Built-in bin / Fitted old pine dresser (possibly from the old shop) / Space for small table – open to:
- Dining/Breakfast room – with AGA (gas disconnected) and fitted old pine cupboard – open to:
- Sitting room, with woodburning stove set into inglenook fireplace
- Family room – with multiple possible uses
- Study, with open fireplace (unused so needs checking)
- Utility/Cloakroom
- Loft storage space (boarded), with ladder and light
- Landscaped garden, with 2 sheds, Gazebo sitting area, water feature and brick-built bbq – gated, side pedestrian access via neighbouring cottage
- Gravelled parking for one car
- Gas-fired central heating (Hive controls), with combi boiler (only about 5-years-old) / Part double glazing
- Council Tax band: E

### FURTHER FACTS & FIGURES

- Superfast fibre 2 internet connectivity (BT)
- Bedford Railway Station: 9 miles – fast trains to London: 39 minutes / Good village bus service
- Sharnbrook Academy & 6<sup>th</sup> Form catchment
- Stores & Post Office / Primary School / 2 pubs – all in village / Co-op in adjoining village of Harrold / Supermarket in nearby market town of Olney / Milton Keynes: 15 miles / Rushden Lakes Shops: 11



Whether crossing the historic river bridge, passing fields of sheep and cows, or enjoying beautiful, surrounding countryside that stretches as far as the eye can see, it's impossible not to feel uplifted on approaching Carlton from any direction. A feeling that is only enhanced as you turn toward your new home, part of a quintessential village scene, beautiful old houses lining a street that you can happily wander along with barely a pavement to be seen or needed.

And what a joy to step under your cottage's cut bracketed doorhood (you might sometimes choose to use the side door instead) onto the old sitting room quarries, logs ablaze in the inglenook's woodburning stove. Everywhere, gorgeous timbers, beautiful old doors and door furniture, and thick stone walls with low windowsills that demand to be sat on, wrap you up in a warm and welcoming embrace.

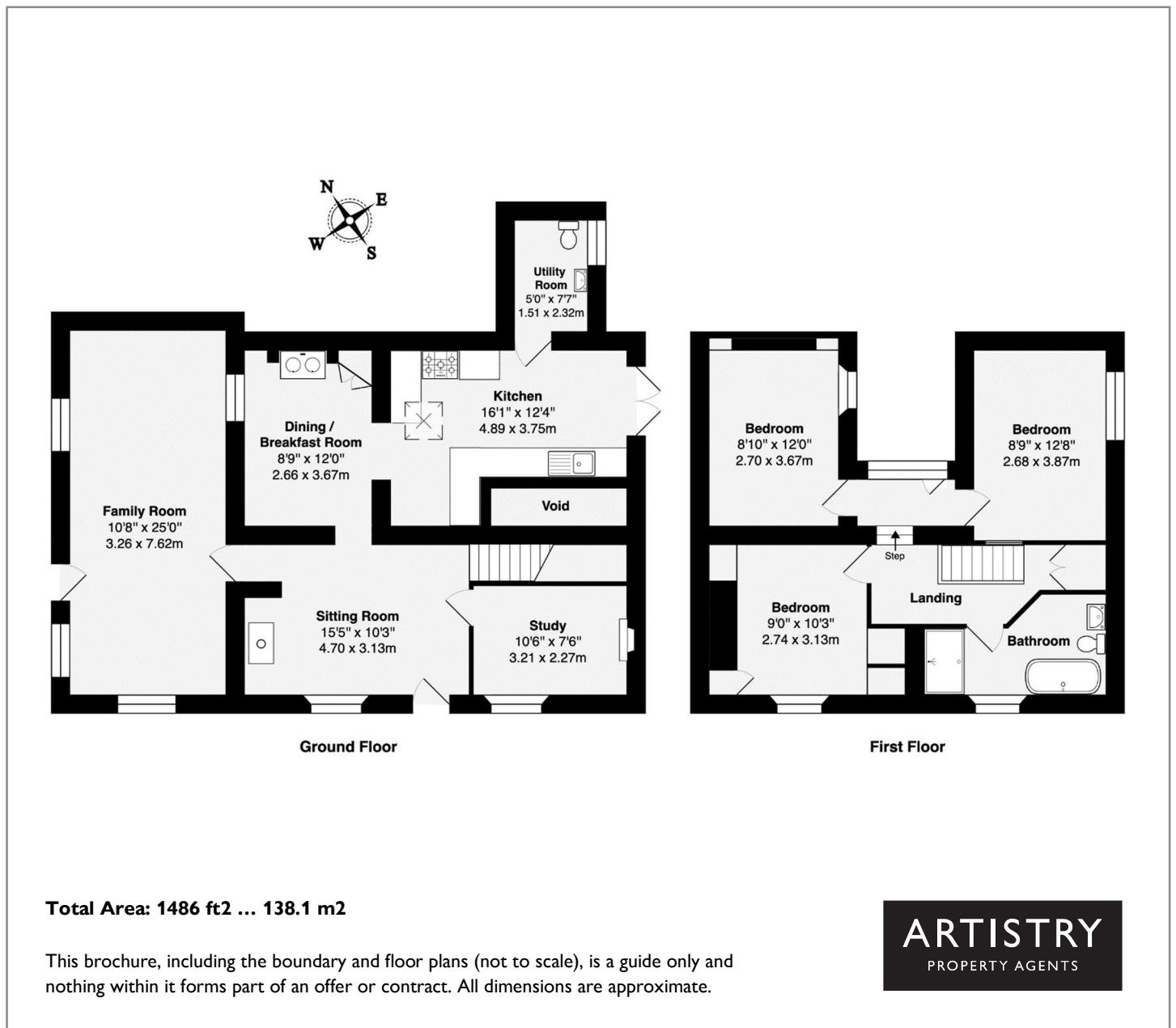
Yet this is no old-fashioned cottage. This is a brightly decorated cottage with plenty of light and height (barring the odd beam under which you might duck or grouse), and oodles of flexible family space.

With bedrooms that both children and adults will love, a spacious bathroom with freestanding bath in which you can't wait to wallow, a study with open fireplace in which to hide away, and the super room which was the old shop, and which is now whatever you want it to be – whether for relaxing, playing, dining, or entertaining - great for the housewarming party.

And, of course, the sitting room, dining room and kitchen, each distinct yet open to each other for family and friends to mill in and out. Not one but two AGAs, old and new, with a wonderful, fitted old pine dresser happily contrasting, in similar fashion, with new bespoke, Shaker-style, in-frame kitchen furniture, which is topped by gorgeously-grained granite.

Relax with coffee in the kitchen or, through lovely French doors, on the stone terrace, with its water feature, lovely wall lights and brick-built barbecue. Kick a ball around on the lawn and catch the last of the sun with early evening glass of wine in the peaceful, pantiled gazebo, watched over by the most beautiful, yellow Ginkgo tree. Home and garden just delightful.





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Yellow indicates right of way/access to garden

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

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