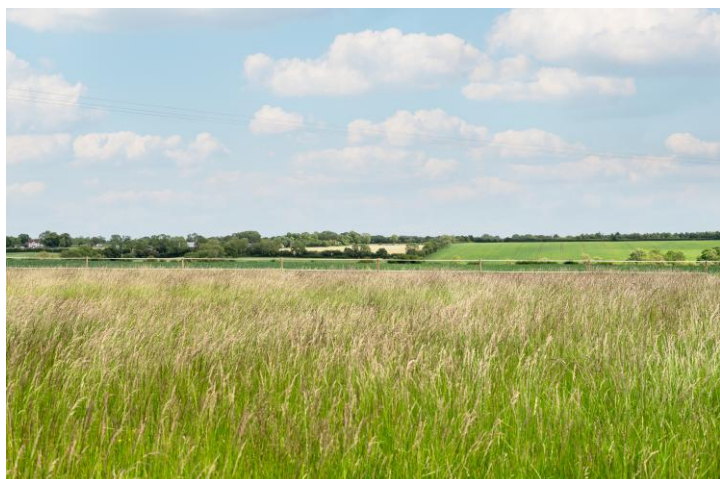


2 The Old Hay Barns, Shrubby Lane

Wilden, Bedfordshire MK44 2PH



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Contemporary Barn Conversion, with Garden Office and Wonderful Views – A Fabulous ‘Forever’ Family Home

A stylish, 3-double bedroom, modern barn conversion that's designed to suit the whole family, young and old. A lovely garden office adds to amazing, open-plan living space and a superb bedroom suite upstairs to two bedrooms downstairs. Plenty of parking completes the picture of a peaceful family retreat in the lovely Bedfordshire village of Wilden.

Your new home, along with its attached neighbour, lies at the very end of a long private drive off the quiet country lane at the bottom, so that the exclusive community of just two other lovely barn conversions, enjoys enviable views and no passing traffic whatsoever. And you can wander across the drive, through a 5-bar wooden gate and out into the fields with your dog in a matter of seconds.

So rural, yet only about 5 miles from all the facilities of the County town of Bedford, with its world-renowned Harpur Trust private schools, its outstanding Free School, and its fast trains to London in 40 minutes. Sandy Station is just over 9 miles away. The East/West rail link, if it goes ahead, will provide fast links as well to both Oxford and Cambridge and is not expected to affect your enjoyment of your new home (details available on request). Luton Airport is less than 30 miles away.

A lovely, 20-minute stroll takes you past the village hall to the local primary school and to Sunday service at Wilden's Grade I-listed Church of St Nicholas, with its beautiful font and stained-glass window that survived the Reformation. Wander down the lane in the other direction to Pell's farm shop and nursery. One of the finest pub and restaurants in the County, The Plough at Bolnhurst, not to mention Colmworth Golf and Country Club, are both within a couple of miles. And Ravensden is only 1.5 miles, with its popular village pub and shop.

Whether you are a retiree or have a young family, are a busy commuter or you work from home, The Old Hay Barns provide a wonderful environment in which to live.



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AT A GLANCE

3 double bedrooms, 2 bath/shower rooms, plus Garden Studio – as follows:

- Main bedroom suite (upstairs), with fitted wardrobes, dressing and sitting areas, and Shower room – with eaves storage
- Landing, with built-in linen cupboard
- 2 double bedrooms (downstairs), 1 with fitted, sliding-door cupboards
- Bathroom (downstairs), with bath and separate shower
- Kitchen (with island/stool seating) – Appliances; 1.5 bowl, single drainer granite sink; AEG integrated dishwasher, built-in double electric oven, gas hob, chimney hood and built-under refrigerator
- Dining and Sitting areas (Open plan with kitchen), with corner woodburner / Built-in coat/shoe cupboard
- Utility room, with sink and spaces for American fridge freezer, washer and dryer – door to outside
- Cloakroom
- Calor Gas-fired radiator central heating - Ideal Logic Max boiler / Kingspan hot water system / Sprinkler system / Security system, including Ring doorbell / Septic tank (emptied once a year)
- Garden office (insulated and double-glazed)
- Gardens on 3 sides of house, with outside power and lighting, and shed
- Designated parking space for 2 cars, plus communal parking space



FURTHER FACTS & FIGURES

- BT full fibre planned between now and Dec. '26 – Starlink possible / Council tax band: F / EPC rating: D
- Bedford Railway Station: 5.7 miles – fast trains to London: 40 minutes / Sandy Station: 9.4 miles
- Secondary school catchment: Sharnbrook: 9 miles or Mark Rutherford: 4 miles / Bedford Free School and Private Schools: 4-6 miles
- In village: Pells Farm Shop / Wilden Primary: 1 mile



Coming home along the country lanes, turning past the gorgeous old farmhouse to which the Hay Barns once belonged, and along the approach deep into the fields, it's difficult not to feel a sense of calm and contentment, as if arriving at a holiday destination.

Still under warranty, your new home was built at the turn of the decade in hugely attractive brick, weatherboarding and slate, incorporating energy efficient insulation and high-performance windows.

Step inside onto the oak floor, ceiling high above your head swooping down over the living area, and you immediately realise that this is a home with oodles of space, natural light, style and height. Perfect for entertaining but great for everyday family life too.

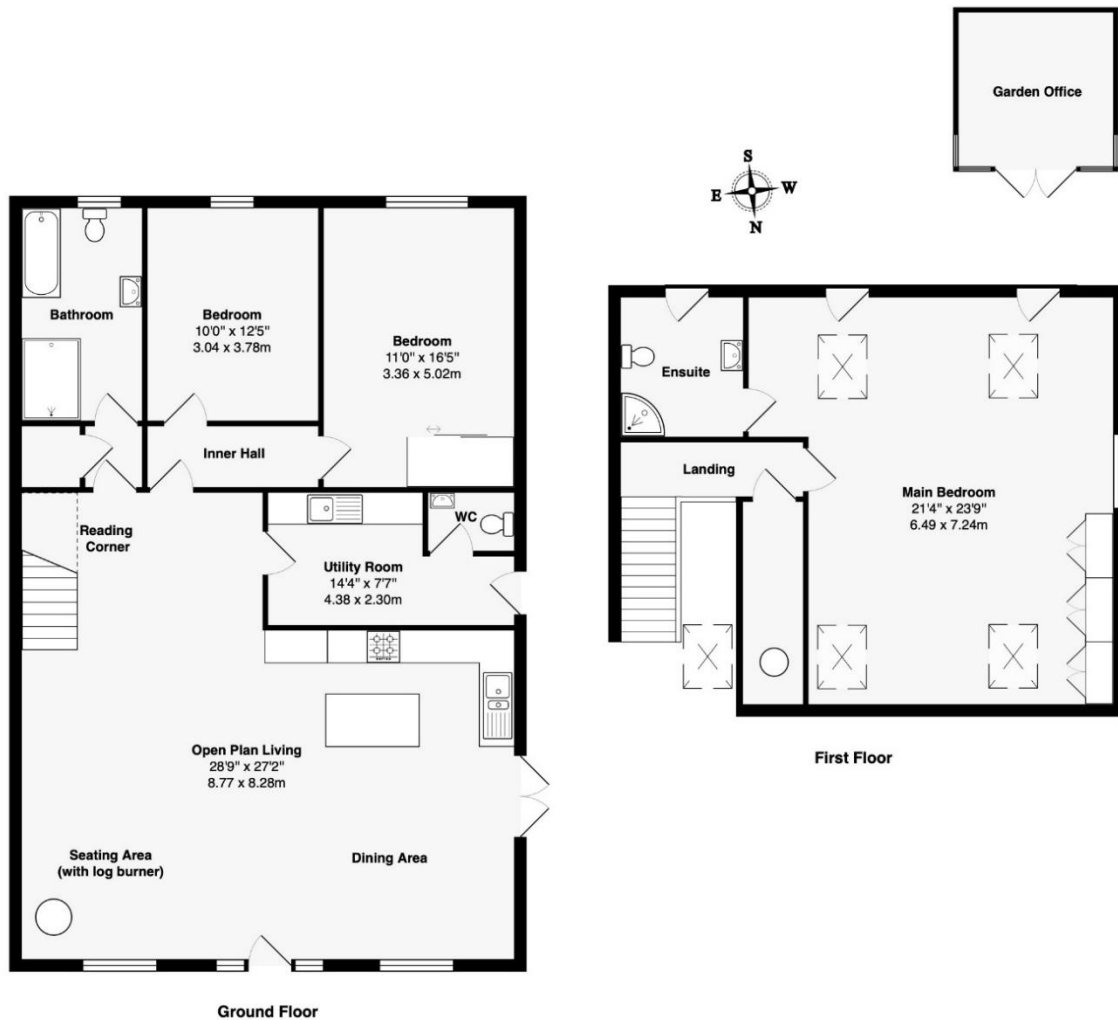
Open plan yet with distinct areas for cooking, dining and relaxing. Perch at the island with an aperitif chatting to the cook in the painted wood, Shaker kitchen area. Dine looking out toward the fields and look forward to coming home from long winter walks and slumping on the sofa in front of logs ablaze in your stylish, corner stove.

The lovely oak and glass staircase continues a natural material theme that runs throughout the house and leads through one of many oak doors into the huge, vaulted-ceilinged, main bedroom suite, with its shower room and bespoke fitted furniture, where you can fall asleep under the stars and wake up to far-reaching field views from the roof lights – a balcony is also possible at the side.

Yet if you no longer wish to climb stairs, you have a bathroom and two double bedrooms downstairs, one with fitted wardrobes, both with floor-to-ceiling windows to the garden.

Wander from the front of the house or the utility at the side, or from the kitchen's French doors, along the stylish granite path to your garden office, and work in insulated comfort, full-height windows to lawns that wrap around the house for children to play. The green-fingered can further develop bee-friendly beds of oriental poppies, peonies, roses and Seaside daisies. And you can eat al fresco with those wonderful field views. No. 2, The Old Hay Barns will provide its fortunate new owner with an enviable lifestyle.



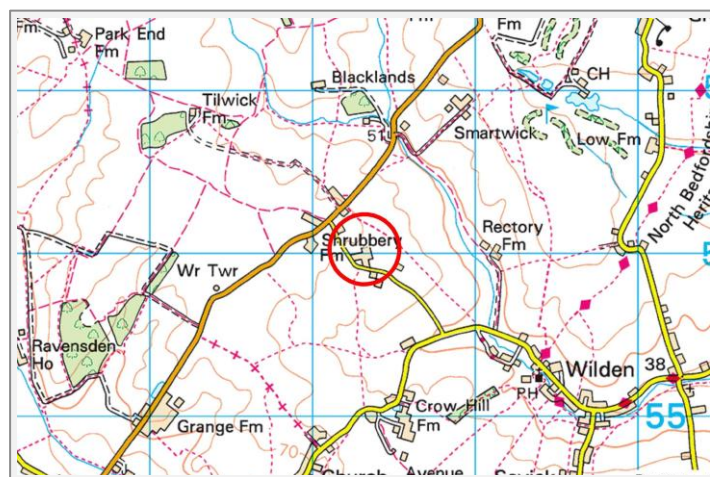
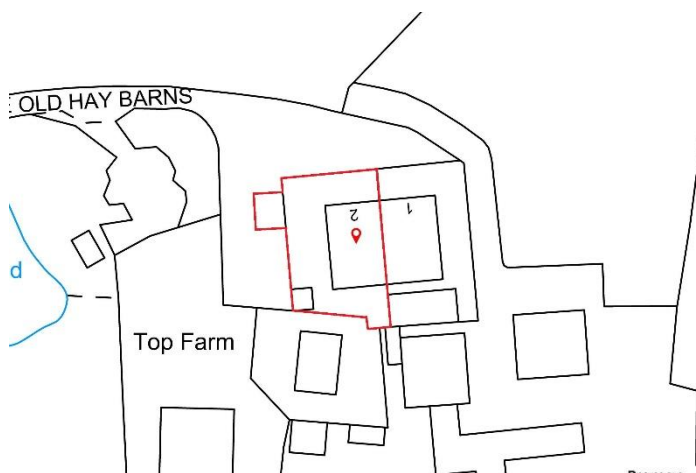


Total Area: 1967 ft² ... 182.7m² (excluding Garden Office)

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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