

3 Court Lane

Stevington, Bedfordshire MK43 7QS



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Spectacular Living Space in Beautifully Renovated Cottage – Within Peaceful Riverside Village

A superb, eye-catching transformation of two mid-19th century, former farm workers' cottages into a gorgeous, 3-double bedroom home, where a fourth bedroom has been sacrificed for the most wonderful, vaulted-ceilinged living space in an oak-framed extension. In the conservation area, on the lane that runs through the peaceful, Bedfordshire, riverside village of Stevington, with garage and private, tiered garden, this unlisted heritage asset is quite a place.

Far enough away from major roads to escape constant traffic noise, yet close enough to make it easy for travelling, Stevington is only about 5 miles from the County town of Bedford, with its fast trains to London in 40 minutes and its world-renowned Harpur Trust private schools. Catchment schools are just 2.5 miles away in Bromham and Oakley, both rated 'Good' by Ofsted. There's a great bus service, including the Villager minibus to various destinations, including the market town of Olney.

The village is full of historical interest and exceptional beauty. Wander over the lane past the ancient cross to the Holy Well beneath the Saxon Church of St Mary, both hinted at in John Bunyan's Pilgrim's Progress. The famous Kathy Brown's Garden, "a cornucopia of British flora and fauna", lies in between, as does the award-winning community shop in The Church Room, where you can stock up each day and occasionally meet friends for coffee and croissants. Playing fields and play park are at the village hall, a few hundred yards from your front door, which also hosts various groups such as the WI, as well as a popular cinema club. The Royal George Free House, a few steps away serves great real ale and good old pub food.

As well as wonderful countryside walks, it's the beautiful bluebell woods; it's Stevington Windmill, the only complete windmill in the county; and it's messing about on the river (there's even a boat club here) - on a stretch of the Great Ouse "as beautiful as any stretch of river in England and very popular with fishermen" - that all add to that special feeling about living in Stevington.

It's written that: "anyone who comes to live in the village realises very soon that they have joined something unique,they find that the place ticks." They might have added that your new cottage is also unique – a super home in a lovely village.



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AT A GLANCE – No upward chain

- Main bedroom, with shower room / Access door to loft storage space (boarded, with light)
- Guest bedroom, with shower room
- Further double bedroom
- Wet room, with spa bath and shower area
- Galleried landing, with retractable home cinema projector screen, projector, speakers and app-controlled mood lighting
- Open plan kitchen and dining room, with island and coffee area – appliances: ceramic sink; Smeg integrated dishwasher; Stoves range cooker, with 5-zone induction hob; Samsung American fridge/freezer, with freezer drawer and ice and water dispenser / Pull-out interiors, including larder; wicker baskets; dovetailed oak drawers – open to:
- Dining room, with bifold doors to terrace
- Sitting room, with multifuel stove (double-sided with hall) – open to:
- Entrance hall, with multifuel stove (double-sided with sitting room)
- Cloakroom
- Garage – insulated and heated - utility area and vehicular access through double doors back and front
- Gas-fired central heating, with Viessmann boiler (installed 2019) / Joule Cyclone Indirect hot water system / Heritage double glazing throughout / Sheep wool insulation
- Tiered gardens, with double-glazed garden building (workshop – scope for outdoor office)

FURTHER FACTS & FIGURES

- BT Superfast fibre 2 internet connectivity / Council tax band: E / EPC rating: C
- Bedford Railway Station: 5.2 miles – fast trains to London: 40 minutes
- School catchment: Bromham CofE Primary and Lincroft Academy, Oakley: both approx. 2.5 miles
- In village: Community shop; Free House pub; Village Hall / Bromham Co-op and Mill café: 2.5 miles



An understated head turner, your new home is one of only two timber-framed cottages in the village, hence its heritage status. Beautiful, bespoke, oak windows, insulated oak garage doors, chunky oak porch, slate roof and lead scalloping between brickwork and render, are a sign of things to come.

Step onto the hall's limestone flags and you soon realise that the remarkable attention to detail continues inside. The hugely attractive, bare lime-plastered walls eschew sharp corners, curving gently at the edges. Sockets and switches, hinges and handles are carefully chosen regardless of expense. Skirtings are oak to match the beautiful oak floors upstairs and the ledged and braced latch doors throughout.

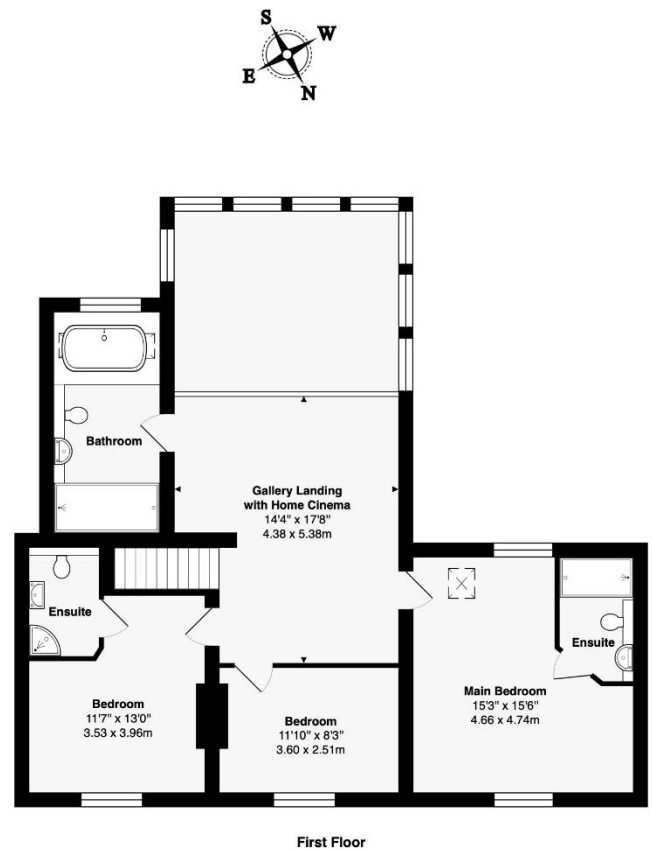
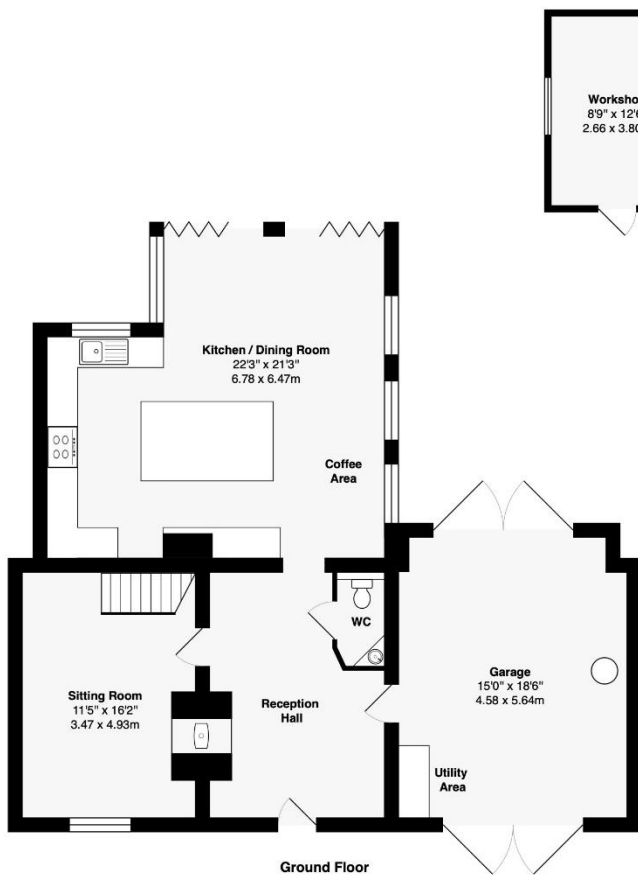
The hall is a super room in itself, with the double-sided stove simultaneously providing a wonderful winter welcome to your home and cosy cottage comfort in your sitting room. There's nothing, though, remotely old-fashioned about this house. Climb the floating oak and glass staircase to a stylish wet room with its spa bath embedded into a beautiful, bespoke concrete and coloured glass surround. And to lovely bedrooms, including your main suite, with its wonderful beam structure - 19th century beauty, yet every inch the 21st century home

While a small section of original lathe and plaster is left on show in the loft, much of the old timber framing has been replaced with new oak and is hidden within walls wrapped in sheep's fleece for the ultimate insulation - though the timber frame of the extension is far from hidden.

As lovely as the kitchen is, with its coffee area and painted wood furniture set around the superb fridge/freezer and range cooker, the contrasting island boldly topped in porcelain, it's the spectacular dining space that grabs the eye - the breathtakingly beautiful, glazed oak frame rising ever upwards to its peak; if anything, even more impressive from the vantage point of the galleried landing, where you can also watch a film, the screen lowering at the touch of a button, the lighting controlled from your phone reflecting at night on the glass - quite something!

And it extends out through bifold doors to the terrace and remarkably private, summer dining and barbecuing, beautiful old clay-tiled roofs just visible over the fencing, the southwest-facing gardens tiering toward your workshop, with young eucalyptus and Japanese maple trees in easy-to-maintain, raised borders. Quite a place, indeed!





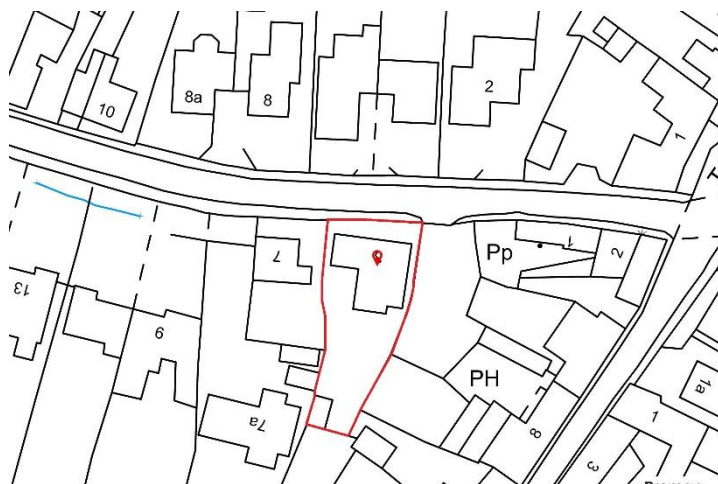
Area of House: 1729 ft2 ... 160.6 m2
Area of Garage: 293 ft2 ... 27.3 m2
Area of Workshop: 109 ft2 ... 10.1 m2
Total Area: 2131 ft2 ... 198 m2

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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