

Pilgrim's Cottage, Northwood End Road

Haynes, Bedfordshire MK45 3QB



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY





Open Plan Kitchen / Breakfast Room / Snug



Utility Room





Former Dining Room (Further Sitting Room)



Snug Area

Wonderful Cottage Charm, Gorgeous Gardens (half-an-acre) and Substantial Garden Building – with links to John Bunyan

An exceptional, 3-bedroom, 16th century, detached and thatched cottage, with a large garage and adjacent, garden building that's currently used as an office, but which could be a guest bedroom, for example. And it's all surrounded by amazing gardens, with summerhouse and greenhouse the like you've never seen before, and gravelled driveway parking for several cars. Once a stopping point for pilgrims en route to Chicksands Priory and from where John Bunyan is later thought to have preached, Pilgrims Cottage, in the lovely Bedfordshire village of Haynes, is so picture-perfect that it's graced a postcard and the front cover of Bedfordshire County Life Magazine.

Re-thatched as recently as 2011, old paint stripped from outside walls before re-finishing to allow them to properly breathe, painstaking hours spent hand-stencilling walls inside, little touches like toggle switches making a difference, Pilgrim's Cottage is not only beautiful, it's been immaculately and meticulously maintained so you can just move in and enjoy.

Haynes is within Greensand Country, a beautiful landscape celebrated by an annual country festival. Walk along Greensand Ridge and enjoy fabulous views. towards Haynes Park, where James 1 and Queen Anne visited, he and the whole court attending Divine Service at the 12th century Church of St Mary's.

A wonderful environment with easily accessible road and rail links. The County town of Bedford is just 7 miles away, with its world-renowned private schools and fast trains to London in under 40 minutes. From Flitwick, London is just over 40, and from Hitchin as little as 33 minutes. Such major roads as the A6, A1, A421 and M1 are within easy reach, yet you're spared the traffic noise. Luton Airport is just over 17 miles.

Back home, walk the children 950 yards to their little primary school. Good and outstanding catchment schools for older children are a cycle ride away in Shefford, along with shops, supermarkets and surgery. Haynes has its own village stores and post office, and a 17th century pub serving great beer and locally sourced food is just 500 paces from the front door of your new home. Pilgrim's Cottage is where home and location come together like a dream.



Dry Garden looking to Garden Building



Former Dining Room (Further Sitting Room)



Pilgrim's Cottage

28 Northwood End Road, Haynes, MK45 3QB



Garden Building (Potential Guest Accommodation)

AT A GLANCE (Over 2,400 Sq. ft. / Half-an-acre / 3 bedrooms, 2 bath/shower rooms / Garden Building)

- **Main bedroom / Guest bedroom / Further double bedroom** (wardrobes)
- **Bathroom**, with bath/shower mixer
- Landing, with built-in airing cupboard/wardrobe and further built-in storage cupboard / Hall and porch
- **Downstairs shower room** (off utility)
- **Kitchen/Breakfast room/Snug** – appliances: Undermounted Franke 1.5 bowl stainless steel sink; integrated Miele dishwasher; Lacanche gas range cooker in stainless steel (LPG) and canopy hood; built-in Miele combi; Tall, family-sized, integrated Miele refrigerator and separate Bosch freezer – French doors to terrace – NB. An island, with sink bowl is now in the garage, and can be returned to kitchen (a tile beneath the existing table that has replaced it can be lifted for access to waste/electric)
- **Utility room**, with spaces for washer and dryer; built-in coat and shoe cupboard
- **Sitting room**, with multifuel stove; built-in cupboard
- **Former Dining room** (currently a further sitting room), with multifuel stove
- Gardens surrounding house (0.5 acres) – multiple compost areas / **Garden Building (Office or possible Guest Accommodation - insulated, with electric underfloor heating)** / Double garage, with mezzanine floor / Summerhouse, with log store / Potting house, with automatic roof light (opens in heat etc.) / **Substantial Greenhouse** / Small Greenhouse
- Oil-fired heating to radiators and **underfloor heating** (kitchen, snug and shower room)

FURTHER FACTS & FIGURES

- BT fibre broadband availability / Council tax band: G / Grade II-listed
- **Bedford Station: 7 miles** / Flitwick: 9 / Hitchin: 12 - fast trains to London: 39/41/33 minutes respectively
- School catchment: Haynes Lower (950 yards) / Middle and Upper schools: Shefford – 3.5 miles / Harpur Trust private schools in Bedford
- Pub, shop and post office – all in village



The central eyebrow window peers down through wavy glass over the ancient thatched well in a front garden hailed the best in Haynes. Delightful as it is, you do feel that the other gardens peacefully and privately enveloping your new home in their wonderful and expensively stocked embrace deserve similar recognition. Different areas, various sitting spots from which to enjoy them, in your very own nature and horticultural haven - with a greenhouse made for afternoon tea as much as for propagating plants.

A quintet of silver birch trees watch over the kitchen garden and adjoining field. The scent of the cedars, which demand to be climbed, mingles with that of Daphne and David Austin roses, as you relax with glass of something, while dragonflies flit across the wildlife pond, and fish, frogs and newts hide amongst pretty water lilies and irises beneath the drooping yellow of the Mount Etna broom.

Here you have a myrtle that originates from the shrub that supplied Queen Victoria's wedding bouquet, and a drought garden that's inspired by the award-winning plantswoman, Beth Chatto. Here are special gardens indeed.

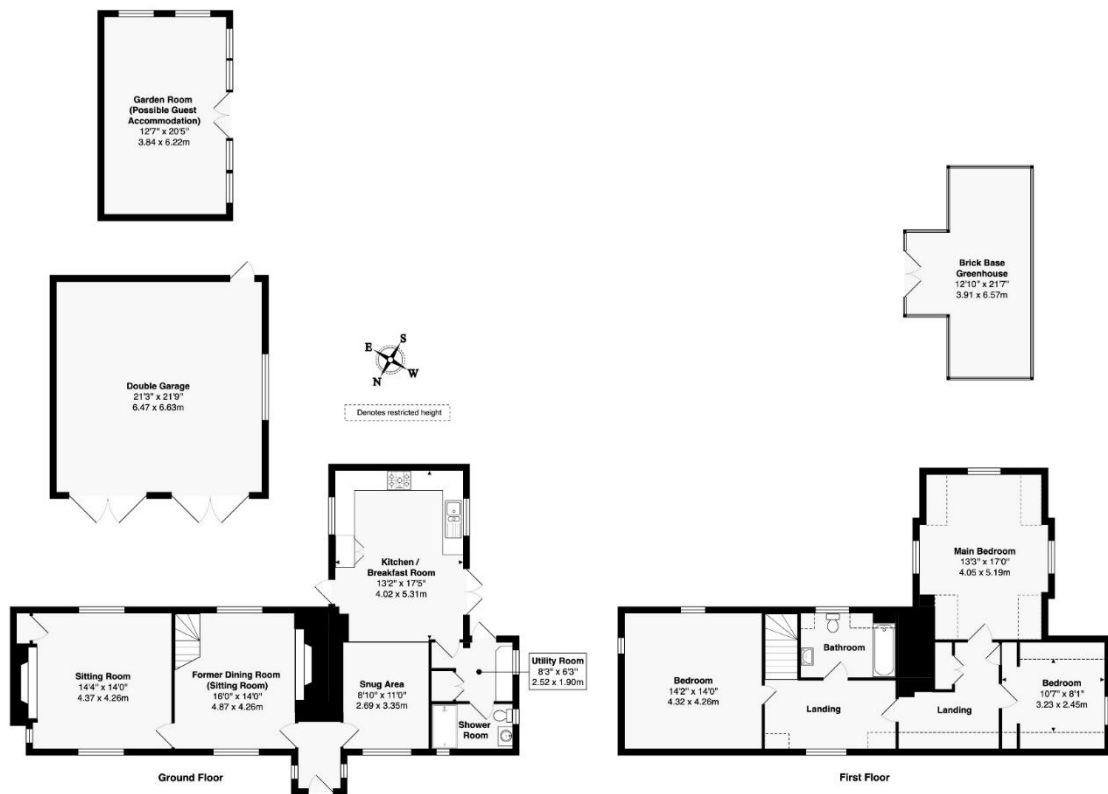
And from the amazing old oak front door to the achingly beautiful, vaulted ceilinged and timbered bedrooms, Pilgrim's Cottage is special inside, too. Beautifully finished, with the utmost attention to detail. A choice of cosy, timbered sitting rooms (one the former dining room), with roaring log fires in inglenook stoves to welcome you home from those winter walks. Inscribed into the lovely brick of the sitting room fireplace you can make out the Latin words: "date et dabitur" – 'give and you will be given' – inspiring words in an inspiring family home.

And the hub of the home - huge, heated slates beneath your feet, lovely, granite-topped Shaker furniture housing top-of-the-range Miele appliances, where you can cook on the wonderful Lacanche range, breakfast and relax with the family – all in one fabulous, beamed space.

Pilgrim's Cottage is not just oozing character, it's filled, unexpectedly, with natural light and plenty of height (though you do have to duck or grouse on the lovely, peaceful landing) and has oodles of space even before you consider your plans for the outdoor office and the super garage. Home and gardens are simply gorgeous.



Sitting Room



Area of Main House: 1765 ft2 ... 163.9 m2

Area of Garden Room: 257 ft2 ... 23.8 m2

Area of Large Garage: 461 ft2 ... 42.8 m2

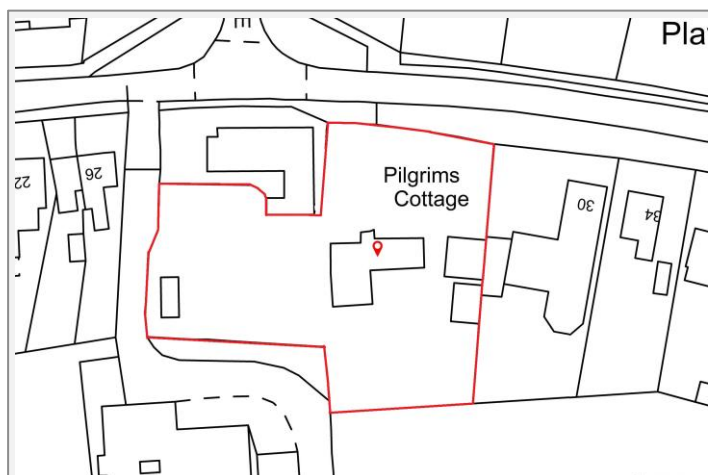
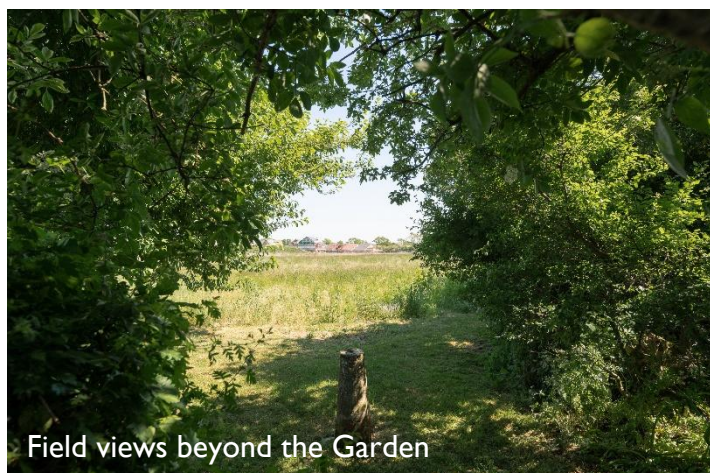
Total Area: 2483 ft2 ... 230.5 m2

Area of Plot: 0.5 Acres

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

Pilgrim's Cottage, 28 Northwood End Road
Haynes, Bedfordshire MK45 3QB



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

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