

# Lilac Cottage, High Street

Swineshead, Bedfordshire MK44 2AA



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY











## Grade II-listed Cottage Opposite the Church in Gloriously Peaceful Village

A delightful, 3-bedroom, detached, 18<sup>th</sup> century country cottage, extended in the '50s and '90s and overlooking the beautiful 14<sup>th</sup> century church in the conservation area of the picturesque village of Swineshead. Lilac Cottage sits in its own lovely gardens, with a wisteria walkway from its driveway and double garage and enjoys an enviably peaceful spot.

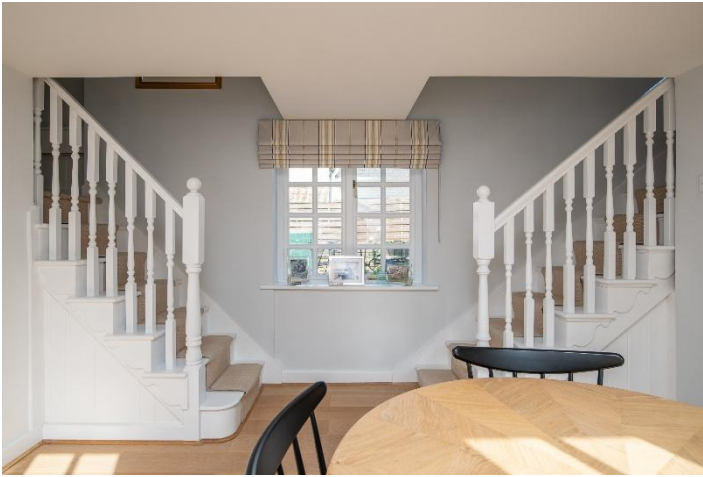
Swineshead is a rare, unspoilt little village where the cares of the day melt away as soon as you turn into it. Beautifully rural yet only 20 minutes away from the county town of Bedford, its world-renowned Harpur Trust private schools and its fast trains reaching London in 40 minutes. Luton Airport is only just over 30 miles away.

A short cycle ride or decent stroll takes you to the larger village of Riseley, with its C19<sup>th</sup> pub famed for its good food and beer, its shop and its popular little primary school. Sharnbrook Academy and Sixth Form is a little further on. Kimbolton, with its top private school, independent shops and the excellent New Sun Inn is a 7-minute drive along the country lanes. Rushden Lakes Shopping Centre is only about 10 miles.

The village is full of other gorgeous, timber-framed properties. Its iconic K6 telephone box has even been listed and hence safeguarded. Described by Pevsner, who was not one to lavish praise, as an "impressive Decorated church" and "beautifully fitted up", the Grade I-listed, C14<sup>th</sup> Church of St Nicholas watches over your new home, remaining open to visitors throughout the day.

Cross the lane with your dog and be in fields in seconds; wander to ancient woodland, a site of scientific interest where English bluebells thrive under the great oaks; and if you are up to it romp through lovely countryside to Upper Dean, with the obligatory stopover at the traditional country pub there. This is a lovely place to live.







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## AT A GLANCE

3 bedrooms, 2 bath/shower rooms – as follows:

- Main Bedroom, with bespoke fitted wardrobes and separate small storage room, with built-in cupboard
- Smaller double bedroom, with built-in wardrobe
- Single bedroom/Study (accessed by second staircase), with fitted furniture and shower room
- Galleried landing, with built-in linen cupboard
- Kitchen, with stainless steel bowl and integrated dishwasher; integrated washing machine; Bosch ceramic hob, built-under double oven in stainless steel and canopy hood; integrated Zanussi fridge freezer; open unit with microwave recess / Understairs pantry cupboard and display shelving – door to:
- Enclosed porch
- Sitting room, with Breakfast area – French doors on each side to gardens / Understairs storage cupboard
- Dining room, with inglenook fireplace and woodburning stove – and original front door
- Cloakroom, with raised cupboard built into wall
- Oil-fired central heating – Worcester boiler ((installed outside (2017))
- Mainly double-glazed windows / Internal ledged and braced latch doors / Security system
- Detached, double garage and driveway parking for about 3 cars
- Gardens on 4 sides of house / Garden well, with fitted grill

## FURTHER FACTS & FIGURES

- Full fibre 900 broadband availability (BT's best service) / Council tax band: E / Grade II-listed
- Bedford and St Neots Railway Stations: 11-12 miles equidistant – fast trains to London: from 40 minutes
- School catchment: Riseley Primary / Sharnbrook Academy & 6<sup>th</sup> Form / Top private schools in Bedford and Kimbolton – the latter about 3.5 miles
- Riseley approx. 2 miles – for pub, shop and school





Never has the phrase 'pretty in pink' been more apt. The lovely colour of the cottage is distinctive but subtly charming, with the contrasting, white Pyracantha reaching toward the old-clay pantiles that have taken the place of the thatch of days gone by.

Aubrieta tumbles over the low stone wall, and to its side, near the pantiled garage, a wise old Yew nods to its kin in the churchyard across the lane, while St Nicholas' magnificent tower watches over a front garden stocked with vivid blue Ceanothus and a mass of Veronica hebe beloved by bees, with bellflowers, roses, peonies and irises surrounding a striking, yellow Spanish broom taking pride of place in the border.

Not content with such a glorious welcome to your new home, sweet-scented, white wisteria cascades in springtime from the timber pergola as you wend your way to the side door. The name plate at the front tells us that Lilac Cottage was built around 1740, though it has been much added to since the early 20<sup>th</sup> century, when Mrs Packwood rented the cottage from Lord St John of Bletso for £2/12/- per annum.

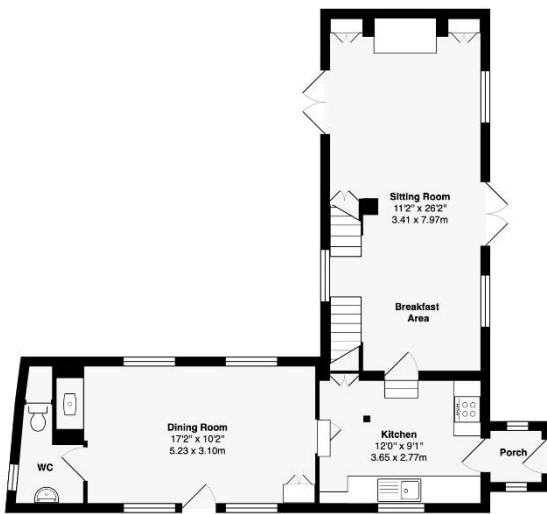
There were two rooms downstairs then, with a ladder to two attic rooms. Today, you have two staircases, one to a single bedroom or study, complete with shower room, the other to two larger bedrooms, not least the lovely, vaulted-ceilinged main bedroom where you step over a timber girt in the doorway and awake to views of the church and the wonderful Moat Farmhouse.

Entertain friends in a timber-framed dining room that takes up the old house, a woodburning stove now in the inglenook fireplace where Mrs Packwood's kitchen range once stood. The higher-ceilinged extension is tastefully in-keeping with its lovely, natural oak floor and reclaimed brick fireplace, so cosy in wintertime.

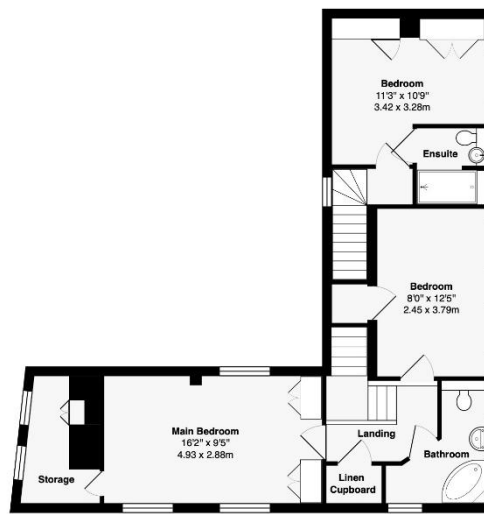
Breakfast between the sitting room and the painted wood Shaker kitchen or throw open French doors in summer to either side of the house and eat al fresco, the air filled with birdsong from the striking Whitebeam and the scent of garden thyme and lavender from the lawn's borders. A pretty Musk rose clambers through the old apple tree, near a well from where Mrs Packwood drew her water. The drudgery has long gone; the tranquility remains.



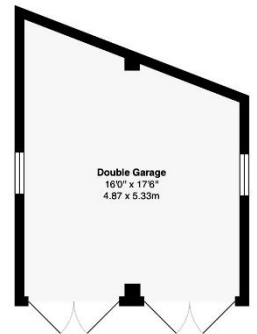




Ground Floor



First Floor



**Total Area of House: 1275 ft<sup>2</sup> ... 118.5 m<sup>2</sup>**  
**Total Area of Garage: 280 ft<sup>2</sup> ... 26 m<sup>2</sup>**  
**Total Area: 1555 ft<sup>2</sup> ... 144.5 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.

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