

The Granary, Castle Barns

Bletsoe, Bedfordshire MK44 1TL



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Beautiful Barn Conversion in Peaceful Spot, with Fabulous Views from Every Room

A beautiful and substantial 4-double bedroom, red brick and slate barn conversion in the heart of the North Bedfordshire countryside - part of an exclusive '90s development of Bletsoe Castle's farm barns. In addition to communal parking, The Granary has its own hugely attractive, brick and slate car ports for three cars, and both a lovely, peaceful, walled courtyard garden and a paddock garden nearing a third of an acre. While the living space is upstairs to take advantage of wonderful views, the outlook from the downstairs bedrooms is rather special, too.

You can see from the house that you're surrounded by superb cycling and walking country. What's easy to forget when living at Castle Barns is that you're only about six miles from the County town, its fast trains to London and elsewhere, its music venues, theatres and cinemas, and its world-renowned Harpur Trust private schools. The catchment primary school is in nearby Riseley while the secondary school and another primary school, along with surgery, shops and Mill Theatre, is in the larger village of Sharnbrook on the other side of the A6, the road that takes you to Luton Airport and which gives you access to other major routes.

Your new home once stored the grain for the farm attached to the Grade II*-listed Bletsoe Castle, just along the lane, where Margaret Beaufort, the mother of Henry VII, the first Tudor king, was born, and where the moat is a scheduled ancient monument. One of our greatest monarchs, Elizabeth 1 stayed here, and it was also a favourite place to hunt for her successor, James 1.

This lovely, little village is full of historic buildings. Wander down the lane past open fields to Sunday service at the glorious C13th Church of St Mary, followed, perhaps, by lunch at the C17th Falcon Inn, where the garden runs down to the River Great Ouse. The village hall hosts all manner of events for the friendly community, and the playing fields are particularly popular with the children of the village. This is the first opportunity in two decades for anyone else to live at The Granary and become just its third fortunate owner – it's easy to see why.



The Granary, 6 Castle Barns

Bletsoe, Bedfordshire MK44 1TL

AT A GLANCE

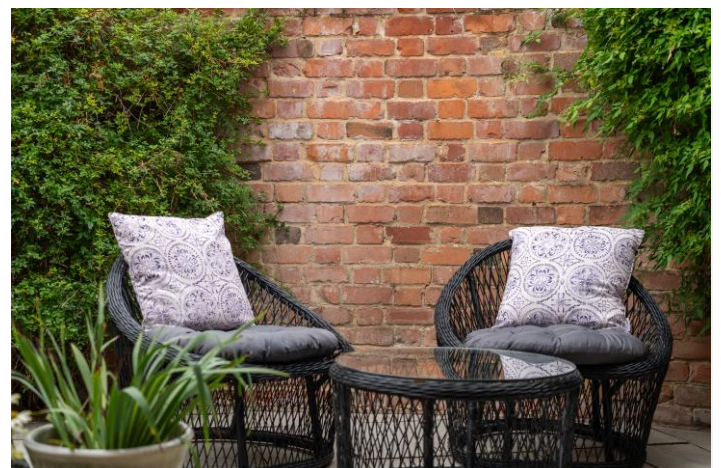
4 double bedrooms downstairs, as follows:

- Main bedroom, with walk-in wardrobe and Wet room shower
- 3 further double bedrooms, two with built-in wardrobes, one currently used as an office
- Bathroom, with shower bath
- Entrance hall and Inner Hallway (with Airing cupboard) / Built-in double coat/shoe cupboard / Former cloakroom (converted to store, but could revert) / Open porch
- Sitting/Dining room, with study space and multifuel stove – door leading to metal staircase down to courtyard
- Kitchen/Breakfast room, with Coffee/Snug area – appliances include: undermounted 1.5 bowl granite sink; Neff electronic built-in oven, with warming drawer and combi oven and microwave above; Samsung American-style fridge/freezer, with ice and water dispenser; wine cooler / Various pull-out interiors, including larder
- Utility room, with stainless steel bowl and space for stacked washer and dryer
- Cloakroom
- Mains gas central heating – Worcester boiler / Double-glazed windows, with bespoke painted wood shutters / Oak doors / Security including Ring doorbell
- Paddock garden to front and Courtyard Garden to back (with outside power) - around a 1/3rd acre
- Two separate brick/slate car ports for one and two cars respectively, the latter with storage unit / Communal parking yard / Service charge currently £150 p.a.



FURTHER FACTS & FIGURES

- BT superfast fibre broadband connectivity / Council tax band: G / EPC rating: C / Conservation area
- Bedford Railway Station: 6.5 miles – fast trains to London: 39 minutes / Private schools in Bedford
- Catchment schools: Sharnbrook and Riseley
- Farm Shop: 1.4 miles / Co-op and other shops in Sharnbrook / Rushden Lakes Shopping: 11.5 miles
- In village: Falcon Inn – 1000 yards



With the wonderful approach and gloriously peaceful setting, you cannot help feeling a sense of wellbeing as you turn into Castle Barns. Your new home takes the eye, red roses and Virginia Creeper climbing its beautiful red brick between huge barn doors, but it sits happily amongst other gorgeous conversions, the names of which suggest their use on the farm in days gone by.

One of your car ports was added at the end of a row of former cart barns, yet its beautiful, curved, reclaimed-brick wall, inset with little, wooden door, looks every inch as old as the others - one of which you have for two other cars - a sign of the attention to detail taken by the developer.

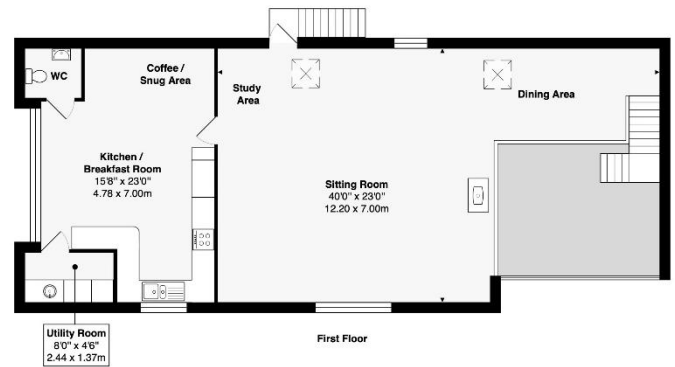
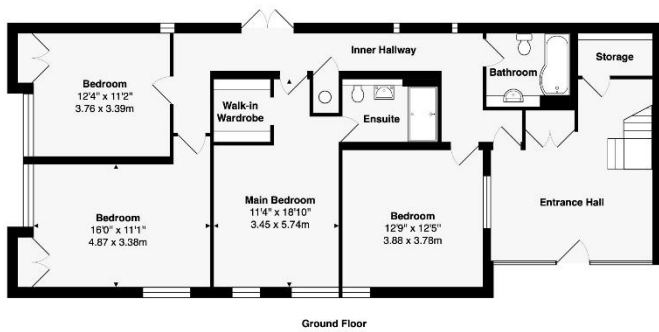
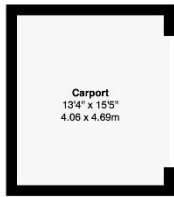
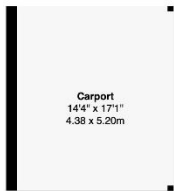
It's clear that this quality and care has been carried inside, too. Step through the arched porch, logs piled to one side for the stylish stove awaiting those cosy winter evenings, into a welcoming, slate-floored, natural light-filled entrance hall that's looking forward to displaying that tall Christmas tree, carols around the piano, on your first Christmas here. Your main living space is upstairs for the spectacular views, but it's not just your wet room shower that will have you leaping out of bed each morning – the outlook from all the lovely, spacious bedrooms downstairs will, too.

Try reaching the top of the oak and glass staircase, without exclaiming: Wow! Oak floor beneath your feet, vaulted ceiling high above your head - a huge space with distinct areas for relaxing, dining and studying, fabulous both for entertaining and everyday family life. Wherever you look, whether outside to far-reaching countryside beyond your paddock or to the spectacular beams and exposed brick walls inside, it's all simply beautiful.

In the kitchen, too. Cook with high-end appliances housed in lovely, quartz-topped Shaker-style furniture. Breakfast beneath rare, Skinflint, industrial-style luminaires hanging from the vaulted ceiling. Relax on the kitchen sofa with coffee, a bottle plucked from the wine cooler, or iced water from the American fridge/freezer. And those views.....

Your paddock, possibly once an Elizabethan formal garden, is not only lovely to look out on, but it provides all the space any child could want – youngsters have even had great fun sledging here. But you also have a delightful, courtyard garden in which to eat al fresco or relax in the sunshine in perfect privacy, sweet-scented honeysuckle and jasmine climbing the beautiful walls. Just delightful!





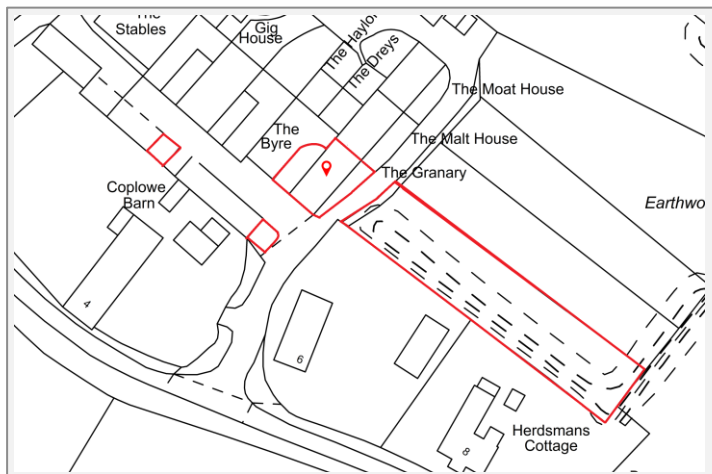
Area of House: 2365 ft² ... 219.7 m²
Area of Carports: 443 ft² ... 41.1 m²
Total Area: 2808 ft² ... 260.8 m²

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

The Granary, 6 Castle Barns

Bletsoe, Bedfordshire MK44 1TL



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

Artistry Property Agents | 36 St Peter's Street | Bedford | MK40 2NN

T 01234 889987 | E info@artistryproperty.co.uk

www.artistryproperty.co.uk