

# Manor Farm House

School Lane, Bolnhurst, Bedfordshire, MK44 2EN



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY











## Wonderful 17<sup>th</sup> Century Farm House – Restoration Required

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Falling in love is the easy part. Such a romantic setting and beautiful to look at. It's the loving care that demands a little more effort – and investment. But the rewards will be worth it. Standing within 2.25 acres of land devoted to an attractive combination of formal and informal gardens, lawns, orchard and copse, Manor Farm House is located in the lovely Bedfordshire village of Bolnhurst, within a scheduled monument of an Iron Age hill fort and later medieval moated manor. Oozing with character, with at least 5 bedrooms, and over 2,600 square feet in the main building, plus a barn that's just short of 100 feet long, as well as a double garage, there's abundant space even if you weren't to extend. In the same family for nigh on half a century, this is a rare opportunity indeed to create a family home that is truly special.

The parish of Bolnhurst and Keysoe lies about 6.5 miles from the county town, its outstanding Harpur Trust private schools, and fast trains to the capital and further afield. Major towns and cities, such as Cambridge, are within easy reach. Surrounded by glorious countryside, with many fabulous walks and cycle rides, there's a super little primary school serving both villages, which are within the catchment area of the highly thought-of Sharnbrook Academy. And could it be any better than to be able to stroll to the renowned Plough, the handsome, medieval building housing a superb restaurant, with its Raymond Blanc-trained chef? Yes, Manor Farm House needs some work, but how exciting it is to look forward to it being ready to move into.







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## AT A GLANCE

- 5 bedrooms
- Further downstairs room with en suite shower room, last used as a bedroom, previously a study
- Family bathroom
- Dressing Room
- Kitchen/Breakfast Room
- Dining Area linked to Kitchen
- Sitting Room
- Snug/Study
- Family Room
- Cloakroom
- 2.25 acres, including gardens, orchard, copse and greenhouse
- 95' x 14'6" Barn and separate Double Garage
- Driveway parking for numerous cars
- Council tax band: G
- Grade II-listed. See:  
<https://historicengland.org.uk/listing/the-list/list-entry/1321265>

## FURTHER FACTS & FIGURES

- Bedford Railway Station: 7.5 miles – fast trains to London: 38 minutes / Cambridge:30; MK 25 miles
- Sharnbrook catchment area
- Suggestions made in these details may be subject to planning and approval by the area's Conservation Officer (Bedford Borough Council)





Following the tree-lined approach, through 5-bar gates, it's lovely to park on the gravel drive as it widens near the garage and continue on foot, past the magnificent horse chestnut and the superb orchard, seemingly every variety of English apple growing along with greengage, plum and cherry trees.

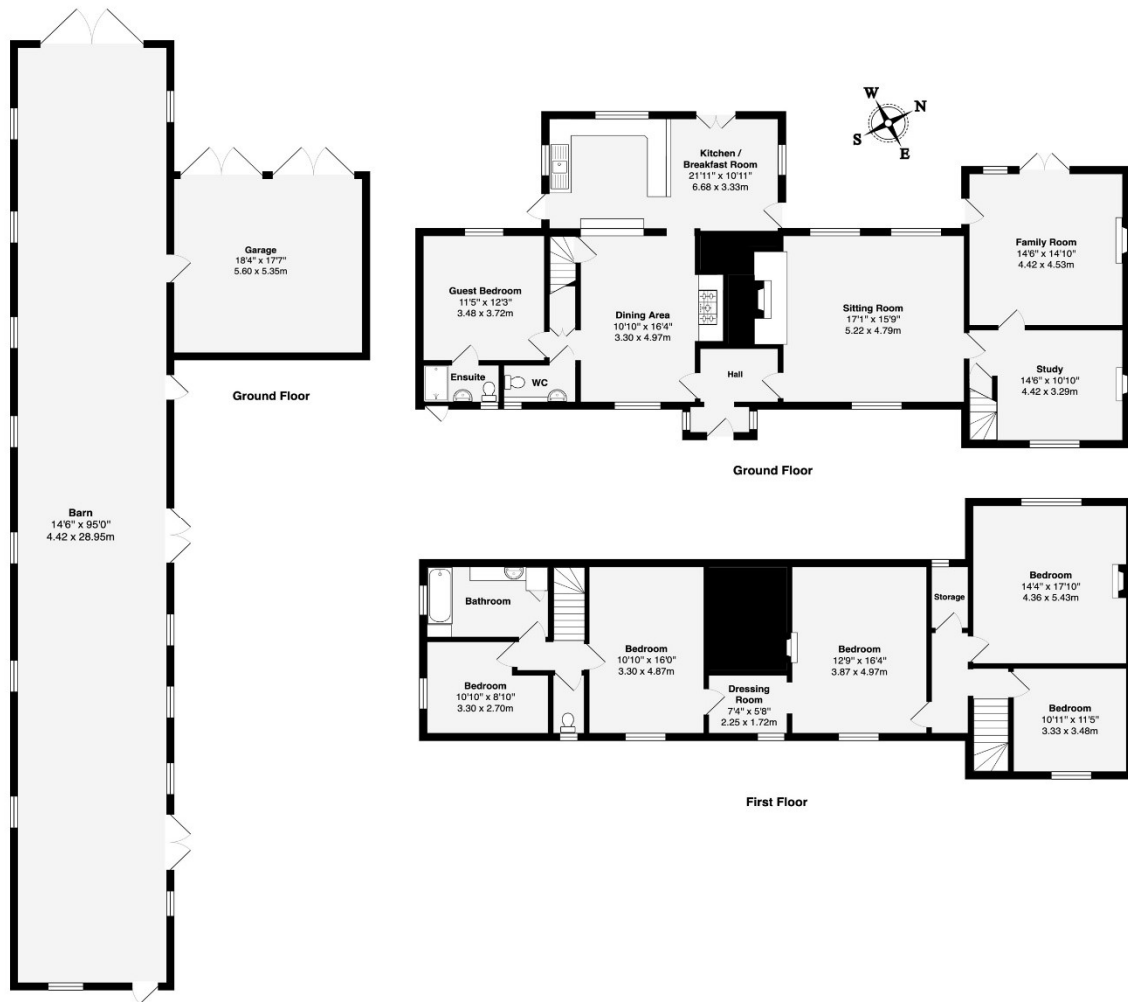
Wander around the expensively-stocked gardens, where popular plants as well as more unusual flowers, shrubs and trees will continue to delight throughout the seasons for years to come. Follow the rose arbour to the copse, an exciting playground for children. Marvel at the moat, which has its own unique story to tell.

Your neighbours will occupy barns that used to belong to Manor Farm, currently being transformed into 2 super houses. You'll still have the long barn running alongside the gravel approach to the front

of the house. Will you seek to develop it? Will you run your business from it? Just two of many possibilities. And inside the house itself, you will no doubt wish to renovate, to install a new kitchen and bathroom, and certainly heating, maybe even look to extend. But what character, with its heavily timbered walls, what a lovely feeling it has, what flexibility it offers. How perfect for entertaining. What a place to raise a family.







**Total Area (Excluding Barn, Garage): 2638 ft<sup>2</sup> ... 245.1 m<sup>2</sup>**

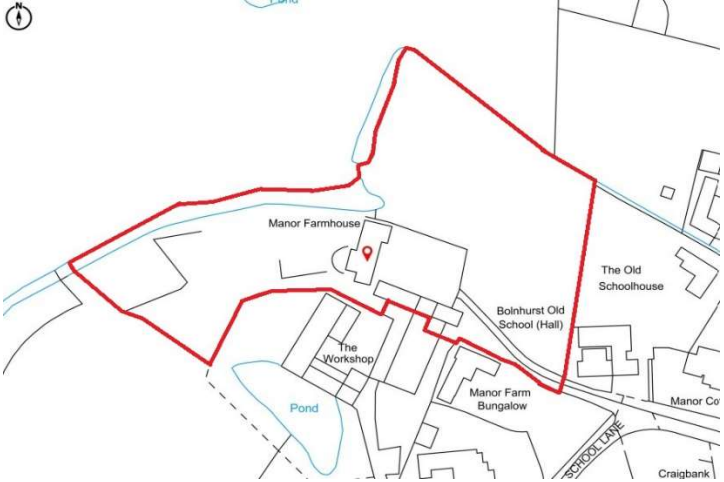
**Area of Barn and Garage: 1709 ft<sup>2</sup> ... 158 m<sup>2</sup>**

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.





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

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