



# MANOR FARM HOUSE

WOOD END, RAVENSDEN, BEDFORDSHIRE





## MANOR FARM HOUSE, WOOD END RAVENSDEN

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## APPROXIMATE MILEAGES

Bedford Station 5 miles, Kimbolton 10 miles, Milton Keynes 21 miles, Cambridge 30 miles, Northampton 25 miles

## ACCOMMODATION IN BRIEF

The extensive accommodation includes entrance hall, sitting room, study, ground floor WC and coat room, open plan kitchen/dining/family room, utility room, ground floor en-suite guest bedroom, three first floor bedrooms, one with en-suite and covered balcony plus family bathroom, second floor master bedroom suite with further en-suite and covered balcony.





## INFORMATION ON LOCAL AREA

Manor Farm is set in a rural, agricultural area five miles to the north of the County town of Bedford, within the Parish of Ravensden. The historic village of Ravensden is split into three distinct hamlets; one of these being Wood End and the medieval All Saints church, Horse and Jockey pub and the local Primary school are located at Church End. In addition to state schooling there are a number of private school options including Bedford School, a day and boarding school for boys aged 7-18, Bedford Girls School, a day school catering for girls aged 7-18, Bedford Modern School, a day school for boys and girls aged 7-18 and Kimbolton School which caters for day students and boarders from the ages of 4-18. The renowned pub/restaurant The Plough is situated at Bolnhurst, a little over 4 miles away. Golf enthusiasts will be pleased to have the Mowsbury course within a 4 mile drive and a further course at Biddenham can be reached in 15-20 mins. At Twinwoods Adventure in Milton Ernest you can relax in the comfortable spa while your family partake in some indoor skydiving, rock climbing or indoor surfing on their 'Flo-rider'.

## THE PROPERTY

Manor Farm House is an extensive grade II listed family home set in approximately 7.5 acres that has been completely restored by the current owners having been designed by renowned architect Nicolas Tye. Manor Farm benefits from extensive grounds, including four acres of paddock land providing scope for equestrian use, mature wooded areas, ponds and lawns.

This unique home comprises the original exposed oak frame 16th century farm house augmented by a modern, light filled barn conversion and a new oak frame wing. The house sits in open countryside yet close to the outskirts of Bedford providing easy access to the town's many facilities, schools and railway station with excellent links to London available via both road and rail.

The main living area features a stunning open plan kitchen, stepping down to a generous family room and dining area. The space is flooded



with natural daylight via 10 metre wide full height sliding doors which lead to an al-fresco dining area and gardens and is dominated by original WW1 trusses. A modern log burner augments the underfloor heating and the extremely well appointed kitchen is further enhanced by a large pantry and laundry room.

The barn conversion connects to the original house via a glazed walkway featuring a super-sized original artwork of the house as it was in 1969. The original house is entered via the sunken entrance way which opens onto a large limestone floored oak frame entrance hall featuring exposed reclaimed brickwork. Steps with a frameless glass balustrade lead to the original entrance hall of the 16th century farmhouse. The warm and cosy oak beamed sitting room has an inglenook fireplace with log burner and views to the front and rear gardens. The rear of the house comprises a snug with log burner with a well-proportioned en suite bathroom allowing this area to be used as a guest bedroom complete with it's own entrance. Completing the ground floor is a study, boot room, airing cupboard and a downstairs wc.

A small staircase with a half vaulted ceiling leads to the original oak floored landing with three generously sized double bedrooms, exposed oak beams and a modern family bathroom making up the first floor. The front bedroom has an en suite bathroom with exposed wattle and daub panels, fitted wardrobes and a lovely balcony overlooking the main garden and pond.





The third floor is separated from the rest of the house by the original 16th century staircase which leads to the master bedroom suite complete with en-suite and fitted wardrobe. With its vaulted oak ceiling and private balcony overlooking the countryside it provides a private space and a haven from the rest of the house.

Manor Farm House has been totally restored over the last 6 years with new insulation, under floor heating, electrical wiring, plumbing and CAT 5 cabling.

## EXTERNALLY

Externally the property enjoys extensive grounds, including mature wooded areas, a number of ponds and formal areas of lawn, in addition to seating and dining areas to the front of the kitchen/dining/family room. There are a number of additional outbuildings: the stable block has planning permission for conversion to a self-contained apartment, a large workshop barn provides extensive storage or workshop facilities and there are two additional barns plus a double car port.

In addition there are approximately four acres of paddock, making this a perfect home for the equestrian family.

## DIRECTIONS

From Bedford head north on Kimbolton Road, the B660 and pass Mowsbury Golf Course. Follow the road round a sharp left and right bend, dropping downhill to a staggered crossroads at Ravensden. Turn left here towards Thurleigh and after one mile turn left along Graze Hill where the entrance to the property can be found on the right hand side.

POSTCODE – MK44 2RT

EPC – Exempt

COUNCIL TAX – Band G

## FIXTURES & FITTINGS

Some items, such as carpets, curtains and light fittings, not mentioned in these sales particulars may be either excluded from the sale or available by separate negotiation.

TENURE – Freehold

## SERVICES

Mains water, Septic Tank and Oil are connected.

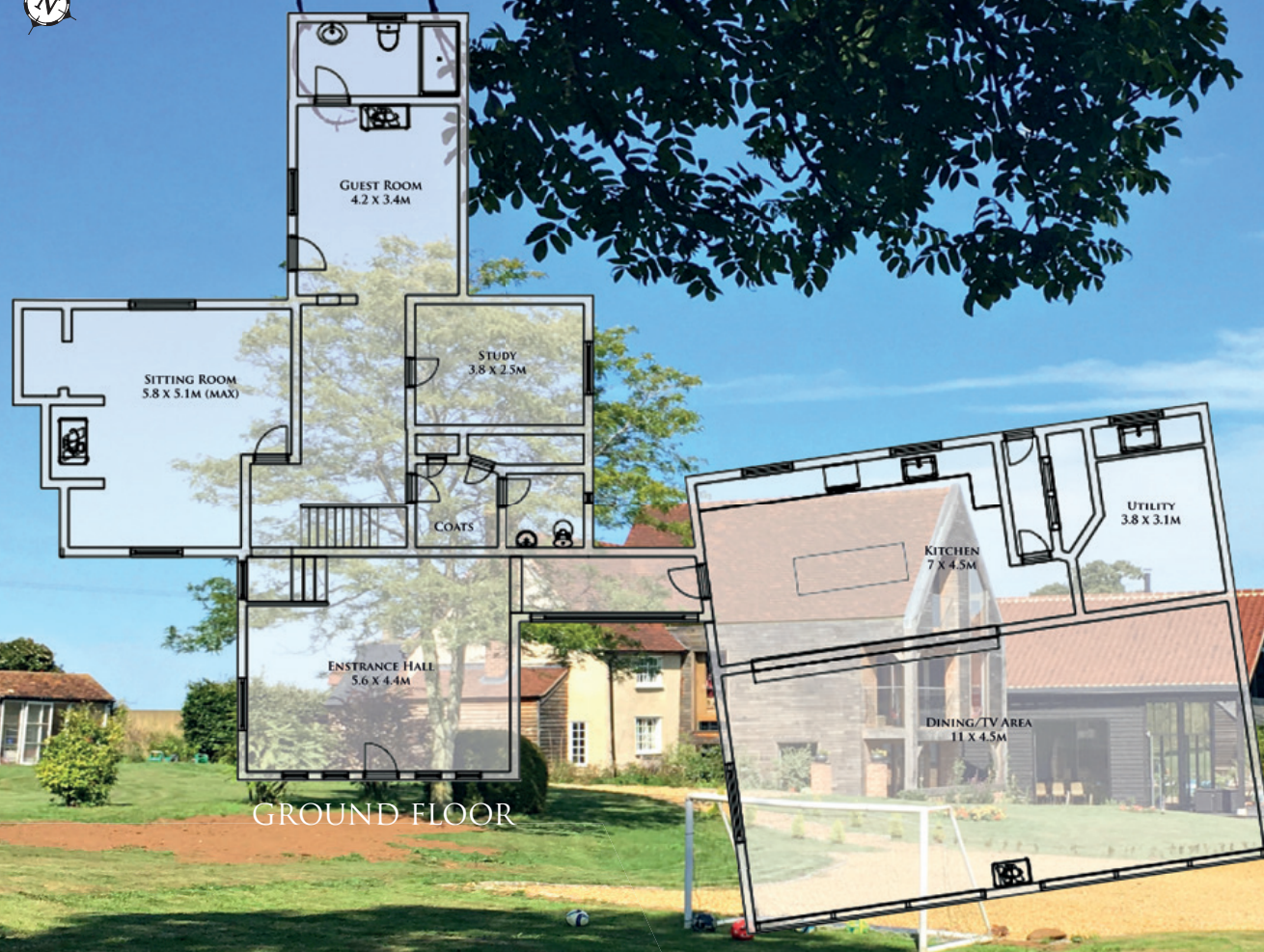
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APPROXIMATE GROSS INTERNAL  
FLOOR AREA: 320 SQ.M

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