



BURY FARM

High Street, Thurleigh, Bedfordshire, MK44 2DB

BROWN & CO



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A Unique property set within a private location on the edge of this attractive village with far reaching views over the surrounding countryside.

The property includes a range of buildings all set within attractive grounds in total extending to 1.42 ha (3.51 acres)

FOR SALE BY PRIVATE TREATY

As a whole, or in up to 2 lots.

INTRODUCTION

This unique property comes to the market for the first time since 1970s and represents a rare opportunity to obtain an attractive and characterful detached 5-bedroom, Grade II listed, family home, set within a discreet edge of village location adjoining the village church, together with large grounds and an extensive range of buildings, with far reaching views over the surrounding countryside.

LOCATION AND SITUATION

Bury Farm is located on the Southern edge of Thurleigh village and lies approximately 6.5 miles north of central Bedford and approximately 9.5 miles from St Neots. The village of Thurleigh is an attractive North Bedfordshire village, offering a sports and social club and Thurleigh Primary School (Ofsted rated good).

Thurleigh is located within close proximity to the A6 which subsequently provides access to the A421 and A45 road networks. Nearby Bedford offers a range of education facilities, including secondary schools, sixth form colleges and The University of Bedfordshire. The town also offers extensive shopping and leisure facilities together with Bedford station offering mainline services to London St Pancras.

LOTTING

Lot 1 – Bury Farmhouse, Farm buildings 1-4, scheduled monument & grounds as coloured pink - 1.20 ha (2.97 acres)

Lot 2 – Bury Farm, Buildings 5&6 and grounds as coloured blue - 0.22 ha (0.54 acres)





BURY FARM, FARMHOUSE

The heart of this property is Bury Farmhouse, a 16th Century, Grade II listed farmhouse, of timber frame construction with brick and render walls, under a pantile roof, set within its own grounds comprising a mature garden including pond and unique views over Thurleigh church, extending to approximately 384.60 sq m (4,141 sq ft).

The accommodation comprises:

Ground floor:

Front door leading into dual aspect farmhouse style kitchen, with central AGA, set within feature fireplace, exposed timber beams, traditional tiled floor with built in kitchen units, rear door to private courtyard garden, hallway to sitting room, access to utility and stairs leading to the first-floor bedrooms.

Utility room with plumbing for washing machine, separate downstairs WC, with shower, leading through to games room and door to adjoining barn workshop area.

Sitting room, accessed from the Dining Room and Kitchen, with dual aspect views to the front of the property and over part of the garden, with large stone inglenook fireplace with exposed timber beams.

Dining Room, with views over the rear courtyard garden and access to inner hallway and door to rear providing access to the garden and further shower room with w/c and separate utility room with store.

Reception room, accessed from inner hallway with attractive large brick-built fireplace with exposed timber beams and double opening doors into garden.

First Floor:

5 double bedrooms, with principal staircase between bedrooms 1 & 2, back staircase from Bedroom 4, leading into kitchen. Bedroom 2 comprises a principal bedroom area with internal dividing wall.

Bedroom 3 is understood to be the oldest section of the property, with original wooden flooring and walkthrough access from Bedrooms 2 and 4. Bedroom 5 is accessed from the rear staircase through Bedroom 4.

Second Floor:

Accessed from internal stone staircase, between Bedrooms 3&4 Stairs leading to attic room.

BURY FARM, BUILDINGS

The property includes a range of traditional and modern former farm buildings, which are accessible from the main farm drive in total extending to approximately 1,191.8 sq m (12,829 sq ft). The buildings onsite include the following:

Lot 1:

- **Building 1** – Traditional timber framed and timber clad building, under corrugated tin roof with original timber beams, double opening wooden doors and personnel door, to front with internal opening to building 3 behind, measuring approximately 22.84m x 7.36m
- **Building 2** – Steel portal framed building with external block walling to approximately 4ft, under asbestos roof with concrete floor, internal dividing wall with access into building 4 measuring approximately 13.69m x 11.79m
- **Building 3** – Steel portal frame building with external block walling to approx. 4 ft under asbestos roof with a concrete floor and double metal opening doors into yard, adjoining building 3, with internal dividing wall, measuring approximately 17.99m x 13.34m
- **Building 4** – Brick built former workshop building under asbestos roof with a concrete floor, internal roller door and external sliding doors, currently used as a home gym, measuring approximately 9.22m x 6.12m

Lot 2:

- **Building 5** – Steel portal framed building with external block walling to approximately 4ft, open doorway, internal timber grain walling, under asbestos roof with concrete floor, internal posts and separate storeroom to part, with separate personnel and roller shutter door to storeroom area, measuring approximately 23.62m x 18.44m
- **Building 6** – Steel portal framed lean-to building, adjoining Building 5 with external cladding, under asbestos roof with concrete floor and door to front, measuring approximately 11.61m x 4.14m

BURY HILL – SCHEDULED MONUMENT

The property (Lot 1) includes Bury Hill, a scheduled monument, located adjacent to Bury Farm, Farmhouse, which is defined as a being a former motte and bailey castle, with 3 fishponds.

The site is recorded under Historic England listing number, 1009155.

ACCESS

Access to Bury Farm is via the accesses shown on the attached plan, the principal access being from Thurleigh High Street over a shared entrance as shown coloured brown. The access is shared with the properties adjoining the entrance and also includes a right of access over the concrete track over the area coloured blue, in favour of the adjoining landowner for the purpose of accessing their agricultural farmland.

The property benefits from a secondary right of access shown coloured purple on the plan.

METHOD OF SALE

The freehold of Bury farm is offered for sale by Private Treaty, as a whole or in up to 2 lots.

TENURE

The property is offered for sale with vacant possession available on completion.

RIGHTS OF WAY

There are no recorded footpaths or public rights of way running through the property.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold Subject to and with the benefit of all rights including rights of way whether public or private, light, sport, drainage, water and electricity suppliers and other rights obligations, easements and quasi- easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas or other pipes whether referred to in these particulars or not.

TIMBER & MINERALS

The timber and mineral rights in so far as they are owned are included within the sale.

LAND REGISTRY

The property is registered with the Land Registry, under Land Registry Titles BD68356 (Bury Hill and Farm premises) and BD258579 (Bury Farmhouse).

ENERGY PERFORMANCE CERTIFICATE

Bury Farm, Farmhouse (Exempt) – Rating: F

COUNCIL TAX

Bury Farm, Farmhouse – Band F, Payable to Bedford Borough Council

Bury Farm, High Street, Thurleigh, Bedford, MK44

Approximate Area = 4141 sq ft / 384.6 sq m

Outbuilding = 12829 sq ft / 1191.8 sq m

Total = 16970 sq ft / 1576.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Brown & Co. REF: 1349173



TOWN & COUNTRY PLANNING

The property notwithstanding any description contained within these particulars is sold subject to any development plan, tree preservation order, town and planning scheme, Resolution or notice which may or may not come to be enforced and also subject any statutory provisions or bylaws without any obligation on the part of the sellers to specify this.

DESIGNATIONS

Bury Farm, Farmhouse: Grade II listed – Listing number: 36592

Bury Hill Scheduled Monument - Listing number: 1009155

The majority of the property is detailed as being located within the conservation area for Thurleigh.

OVERAGE & RESTRICTIVE COVENANT

The property is sold subject to all existing overage and restrictive covenant provisions. The property is subject to a restrictive covenant; further details are available from the selling agent.

The property shall be sold subject to an overage provision of 15% for a period of 20 years, for any residential or commercial uses. The overage will become payable on either the implementation or the sale of the property with the benefit of a planning consent. The overage will exclude any residential uses ancillary to the main farmhouse.



DISPUTES

Should any disputes arise as to the boundaries or any matters relating to these particulars, or the interpretation thereof, that matter will be referred to an arbitrator to be appointed by the selling agent.

PLANS AND AREAS

These are prepared as carefully as possible by referenced additional OS data and the Land Registry. These plans are published for illustrative purposes only and although they are believed to be a correct that accuracy cannot be guaranteed.

ANTI-MONEY LAUNDERING

In accordance with the most recent anti money laundering legislation the purchaser will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

FIXTURES AND FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

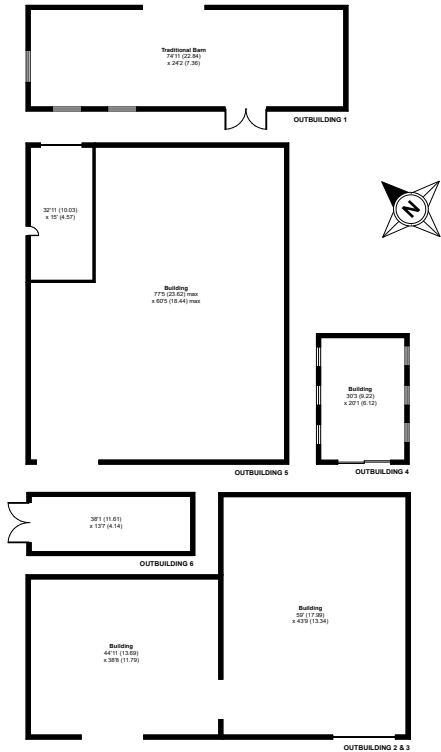
BOUNDARIES

The buyer(s) should/ shall deem to have full knowledge of all boundaries and neither the seller nor the selling agents will be responsible the defining boundaries nor their ownership.



Bury Farm, High Street, Thurleigh, Bedford, MK44

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LOCAL AUTHORITY AND LOCAL PLANNING AUTHORITY
Bedford Borough Council, 138 Cauldwell Street, Bedford, MK42 9AP

DATA ROOM
A data room link is available from the selling agents.

VAT
Any Guide Price quoted or discussed are exclusive VAT, we are not aware that VAT will be payable on the property but in the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

POSTCODE & WHAT 3 WORDS
MK44 2DB, ///cookery.coaster.beep

HEALTH AND SAFETY
Given the potential hazards we would ask you that you be vigilant as possible when making your inspection of the property for your own personal safety.

VIEWING
The property is available to be viewed strictly by appointment only with the selling agents (Brown & Co) Telephone number: 01480 213811. Please note the property is not available for weekend viewing.

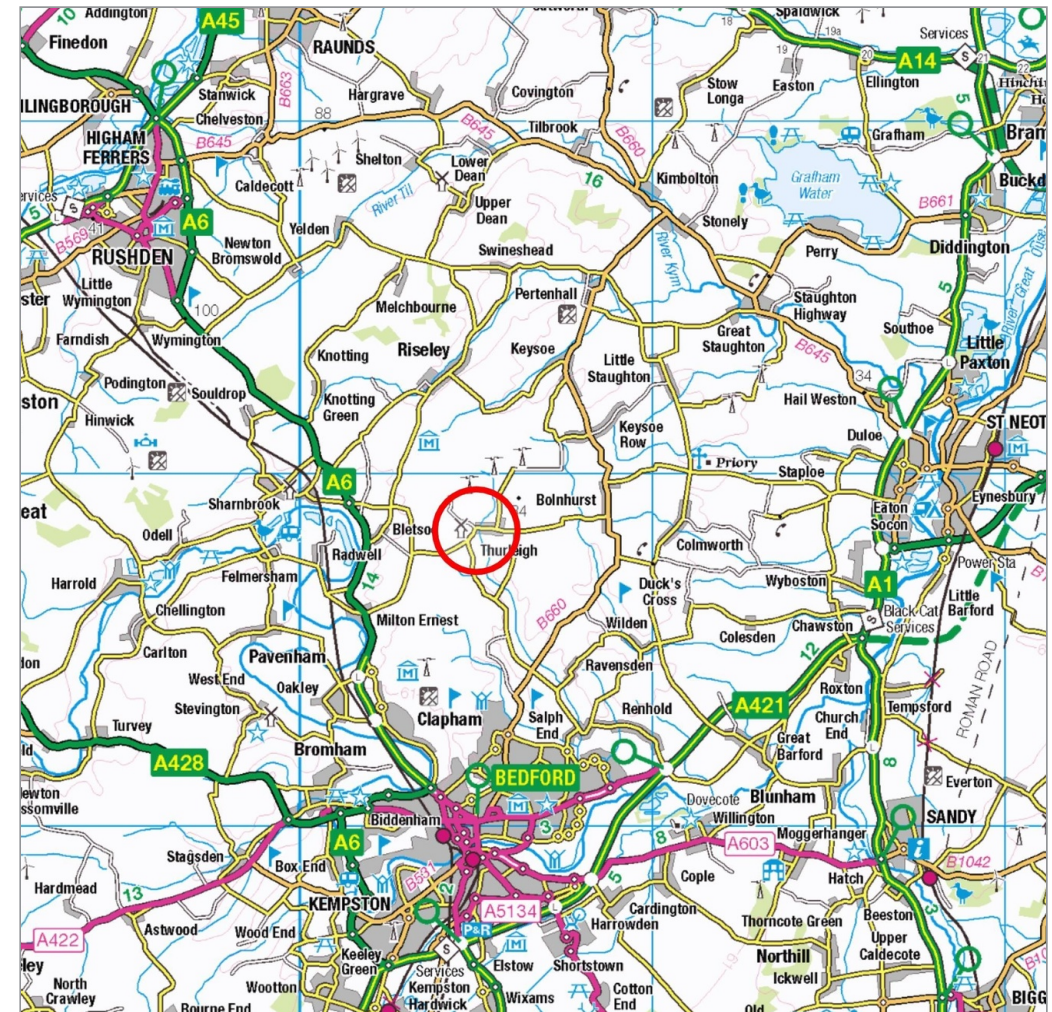
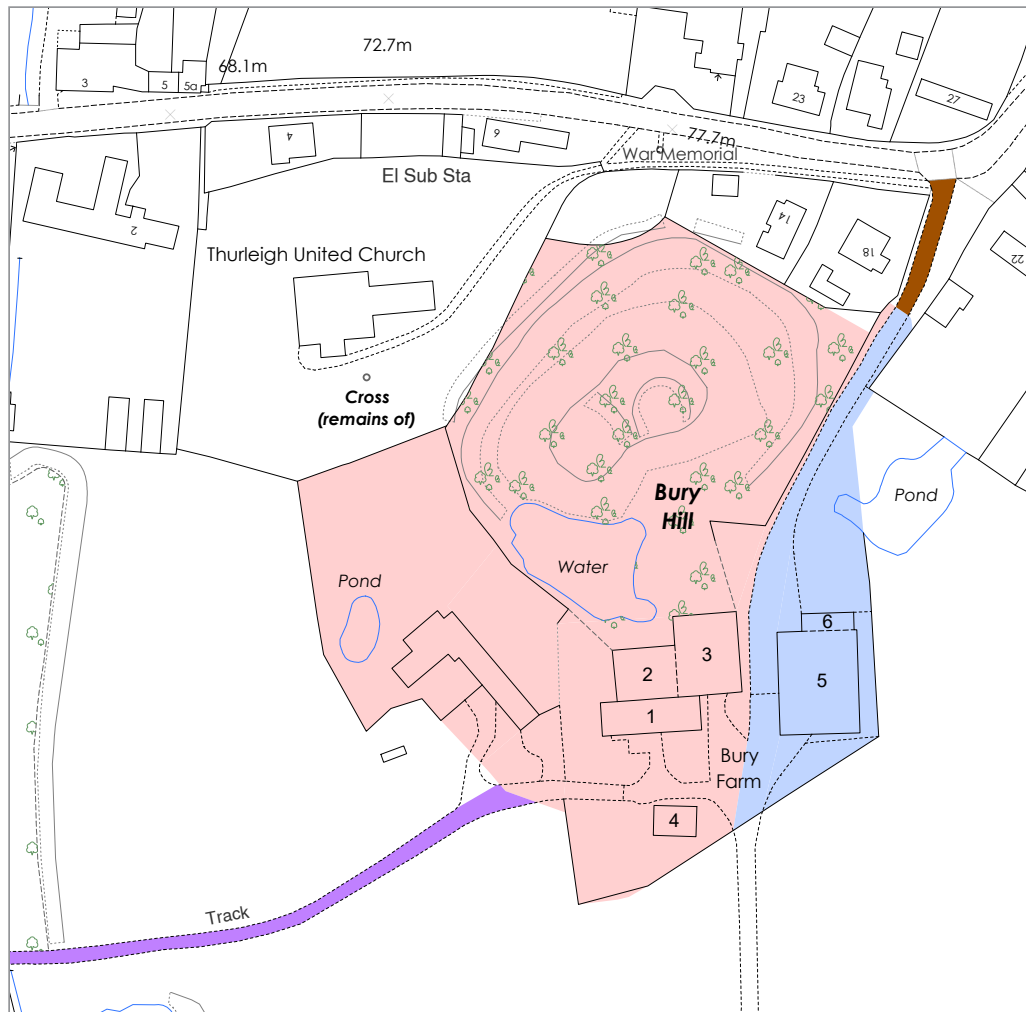
VENDOR'S AGENTS
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	38 F	
1-20	G		





IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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Property and Business Consultants