



Manor Cottage, 40 High Street, Harrold, Bedford, MK43 7DQ







Manor Cottage
40 High Street
Harrold
Bedford
MK43 7DQ

OIEO £825,000

A character detached home
in the heart of North
Bedfordshire...

Detached period property
Character features
Stunning Kitchen/dining room
Multi-fuel burners
Two large reception rooms
Four bedrooms
Two en suites
Two-storey detached office
Garage and barn
Gorgeous gardens
Gated off road parking
Freehold

- Council Tax Band F
- Energy Efficiency Rating D



Manor Cottage is a stunning three-storey period home situated on the High Street in Harrold and has been remodelled and refurbished throughout by the current owners to offer a wealth of character features blended seamlessly with practical modern family life.

Believed to date back to the sixteenth century, Manor Cottage features a stunning full-width kitchen/dining room offering a built-in double oven, integrated hob and a range of units with a matt finish. There is a modern island unit with a breakfast bar, whilst the character of the room has been maintained with the large inglenook fireplace complete with a multi-fuel burner. The kitchen leads to a generous utility and boot room. Off the rear hallway there is a WC.

The ground floor has limestone travertine flooring throughout, and this is continued a few steps down into the large living room with exposed limestone walls throughout, ideal for family nights in, and again benefitting from a multi-fuel burner. The boiler for the gas heating system is also located here.

A central staircase rises to the first and second floors. The first floor provides a second living room with an open fireplace and a large sash window overlooking the annex and courtyard. Off the landing are two double bedrooms, one of which has the benefit of an en suite shower room.

An oak and glass staircase elevates you to the top floor landing with a small balcony area allowing natural light to flood downwards to the entrance hall below. This balconied landing leads to two large bedrooms, one with en suite, and a separate stunning family shower room.



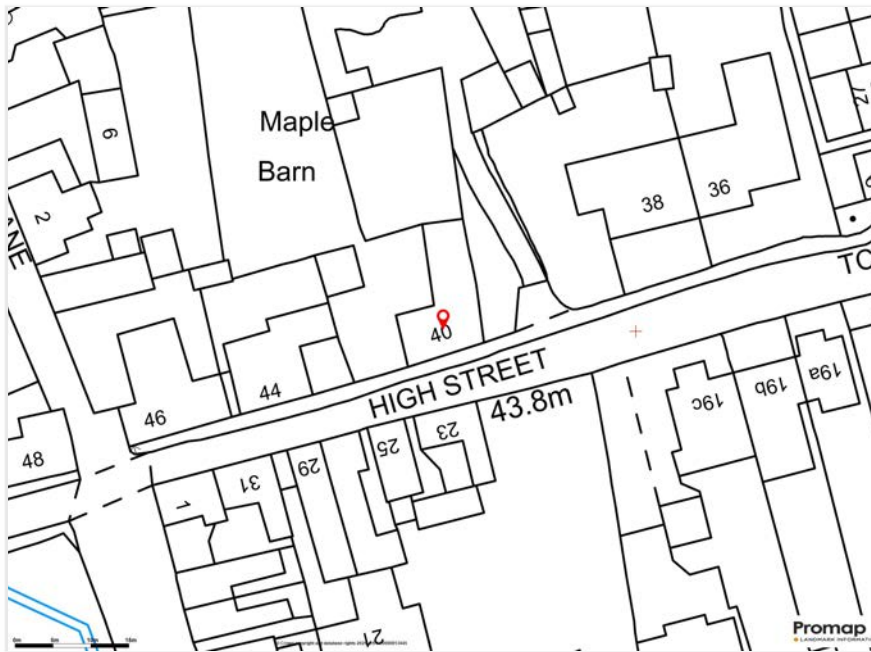
Away from the main house, the space on offer is no less impressive. Electric gates lead to a large courtyard which provides parking for numerous vehicles. There is a single garage, an open barn ideal for storage and a log store.

Of particular interest is the refurbished two-storey annexe, currently used as a home office, benefiting from a shower room on the first floor adding versatility to the property. French doors open out to a shingled seating area.

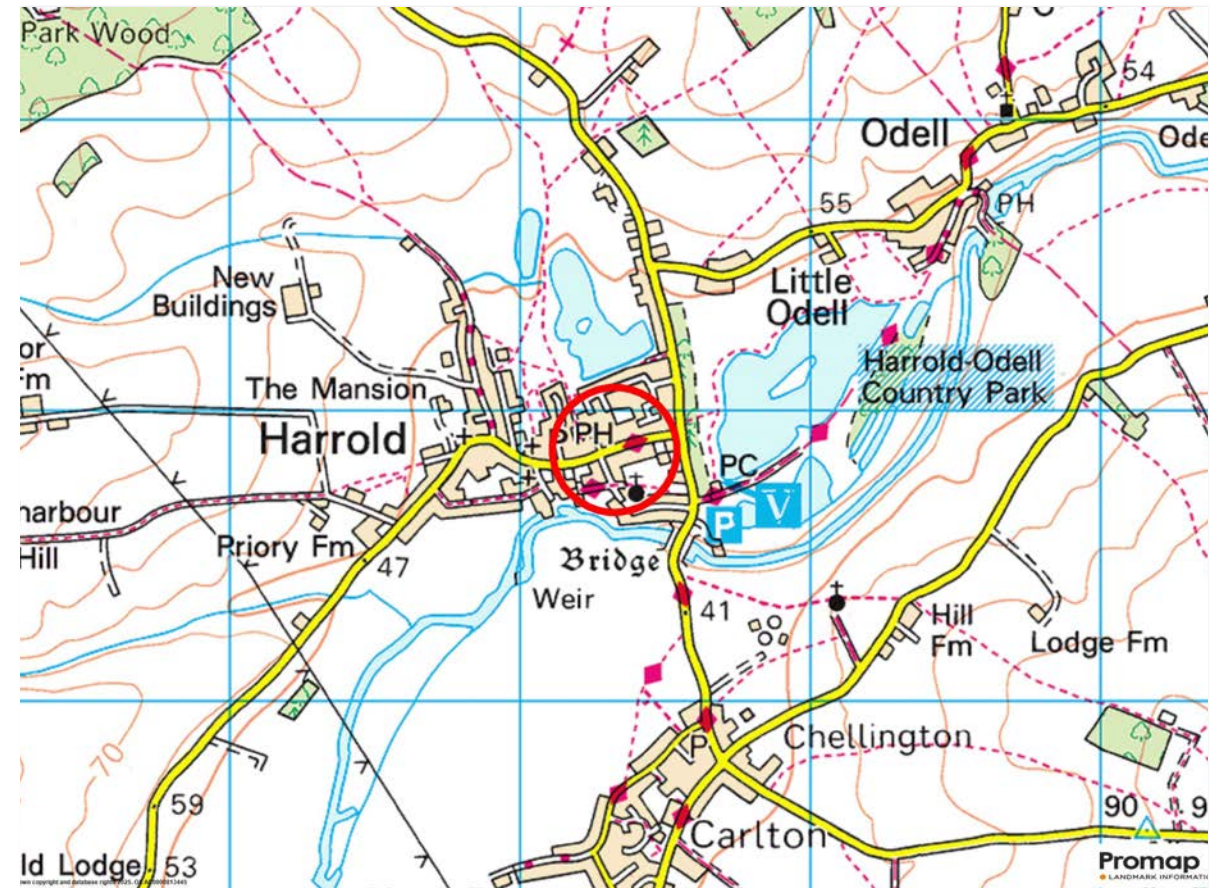
The generous formal gardens extend to the rear, with the entire plot approaching a quarter of an acre. There is a large expanse of lawn which is surrounded by well-stocked borders and a small vegetable patch by the stone boundary wall. There is also a summer house, seating and dining area and a large shed. Mature trees provide further privacy.

Harrold has a variety of local schooling and shopping as well as sporting and recreational facilities and sits in the Sharnbrook Academy catchment area. Bedford offers a wider range of shopping and recreational opportunities and schooling both in the state and private sectors. Bedford's mainline station offers fast and frequent services to the capital and similar services exist from Milton Keynes' station to London's Euston Station in just 30 minutes.





Bedford Railway Station 9 miles • Milton Keynes Station 16 miles • A1 Black Cat Roundabout 17 miles • M1 Junction 13 19 miles • Luton Airport 37 miles • Stansted Airport 65 miles • London 66 miles



High Street, Harrold, Bedford, MK43

Approximate Area = 2179 sq ft / 202.4 sq m (excludes garage)

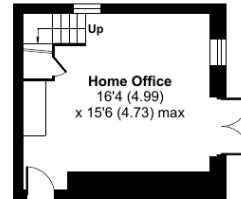
Limited Use Area(s) = 65 sq ft / 6 sq m

Annexe = 463 sq ft / 43 sq m

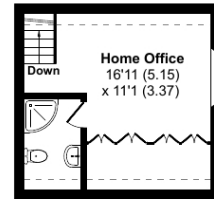
Outbuilding = 113 sq ft / 10.4 sq m

Total = 2820 sq ft / 261.8 sq m

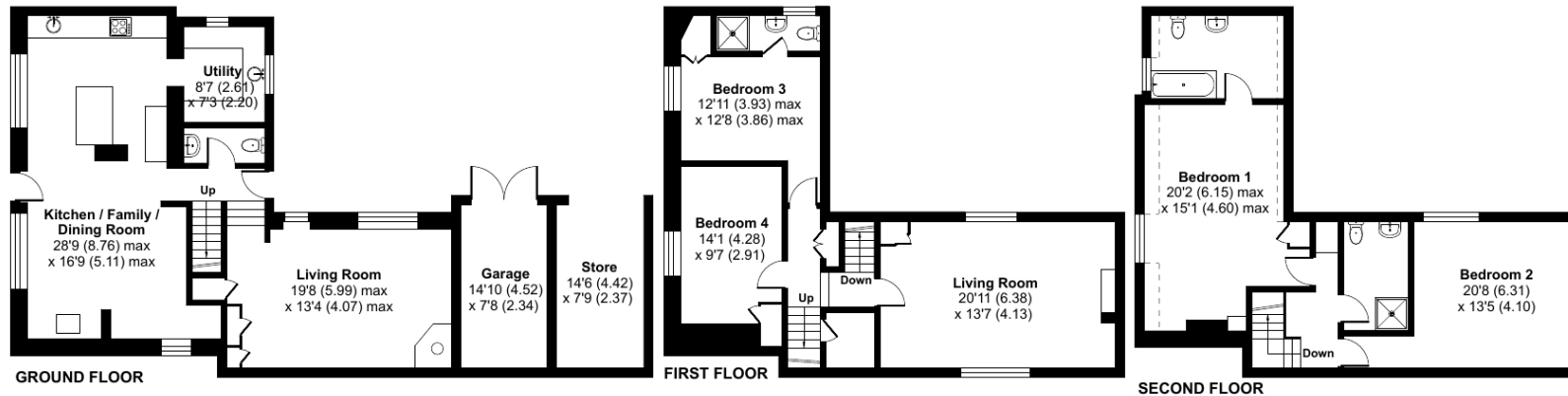
For identification only - Not to scale



ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Lane & Holmes. REF: 1256951



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