

5 Manor Farm, Church End

Willington | Bedford | MK44 3PX

Lane & HOLMES LLP Est. 1985



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Price £850,000

Characterful family home spanning 2,509sqft, on c.0.24 acres, in a private, peaceful setting...

Key Features

Characterful family home, formerly stables

2,509sqft of accommodation, with annexe potential

Open-plan kitchen/dining/snug, separate reception room

Stunning lounge with fireplace, vaulted ceiling and balcony

Four double bedrooms, principal with en suite

C.0.24 acres with front courtyard and c.140ft rear garden

Peaceful, private setting with wonderful views

Village location with local amenities and scenic walks

Short drive to Harpur Trust schools and commuter stations

Freehold

- Council Tax Band: F
- Energy Efficiency Rating: D







Accommodation

Manor Farm began life as barns and stabling, before conversion into an exclusive collection of unique homes. The Granary is the first as you enter the development and the largest of the properties here, extended by previous owners to over 2,500sqft. The current owners purchased the property in 2021 and have since refreshed the interiors and reconfigured the living space.

The downstairs living space is now open-plan, combining kitchen, dining and a snug, making it ideal for family life and for entertaining friends. Perfect for summer parties, double doors open onto the deck, which is under cover for use in all seasons. The kitchen has a farmhouse feel, with Shaker cabinetry in pale blue and cream, wooden worktops and a matching, moveable island, tiled splashbacks and flooring, a ceramic Belfast sink, as well as space for a range. Integrated appliances include a full-height fridge and freezer and a dishwasher.

Off the entrance hall is a separate reception room, currently set up as an office/secondary snug but flexible for whatever you might need the extra space for. Multi-generational families have the potential to create single-storey ground-floor annexe space: the reception room would become a bedroom, the utility room a kitchen, and there's already a shower room on this side of the house.

Completing the living space is the stunning first-floor lounge. This is particularly spacious, bright from multiple windows and glazed doors onto the balcony - and the most characterful room in the house! The exposed brick fireplace and the incredible vaulted ceiling give the room both cosiness and grandeur; it's definitely where you'd spend Christmas Day.













The owners have also enjoyed gatherings and games nights in here, as well as quiet, relaxed evenings reading by the fire (neighbours at Manor Farm have converted loft space into a galleried library above the lounge).

Also on the first floor are four double bedrooms, sharing the recently refitted shower room. The three bedrooms at the back have wonderful views down the garden and into the fields and trees beyond. The principal suite is on the ground floor - another double, again with lovely outlooks, and benefitting from a four-piece en suite.

Outside

The Granary sits on a plot approaching a quarter of an acre. To the front is parking for multiple cars, plus a double garage. If you need the garage for further parking, there's still ample storage space in the eaves, easily accessible via a pull-down ladder.

Along with a secluded southeast-facing courtyard at the front, the plot includes a substantial rear garden, extending to c.140ft long. One of The Granary's many advantages is its countryside position, granting residents a peaceful, private setting, gorgeous outlooks and plenty of visiting wildlife, including deer, a variety of birds and even black squirrels.

Area

Manor Farm is nestled right on the edge of Willington, surrounded by fields and just steps from the famous dovecote and stables, a National Trust location. Scenic walks from The Granary's front door take you into woodland and along water, as well as to the Danish Camp, a medieval site.

While Willington has lots of history (it's mentioned in the Domesday Book!), it's also an excellent spot for a modern family. There's schooling and a village hall, a local shop and a farm shop, The Crown pub and the Danish Camp café, as well as an independent nursery and a Frosts garden centre.

Willington offers a real balance of countryside, convenience and connection. Bedford is only a 15-minute drive away, where you have countless cafés, pubs and restaurants, activities for all ages and interests, sports and leisure facilities, plus the renowned Harpur Trust schools. Both Bedford and Sandy (also 15 minutes from the address) have a commuter station, with fast, frequent trains into London. By car, you can be on the A1 in 10 minutes and the M1 in half an hour.

Bedford Railway Station • 6 miles
Sandy Railway Station • 5 miles
Milton Keynes • 21 miles
A1 Black Cat Roundabout • 9.5 miles
M1 Junction 13 • 13 miles
Luton Airport • 31 miles
Stansted Airport • 42 miles
London • 60 miles









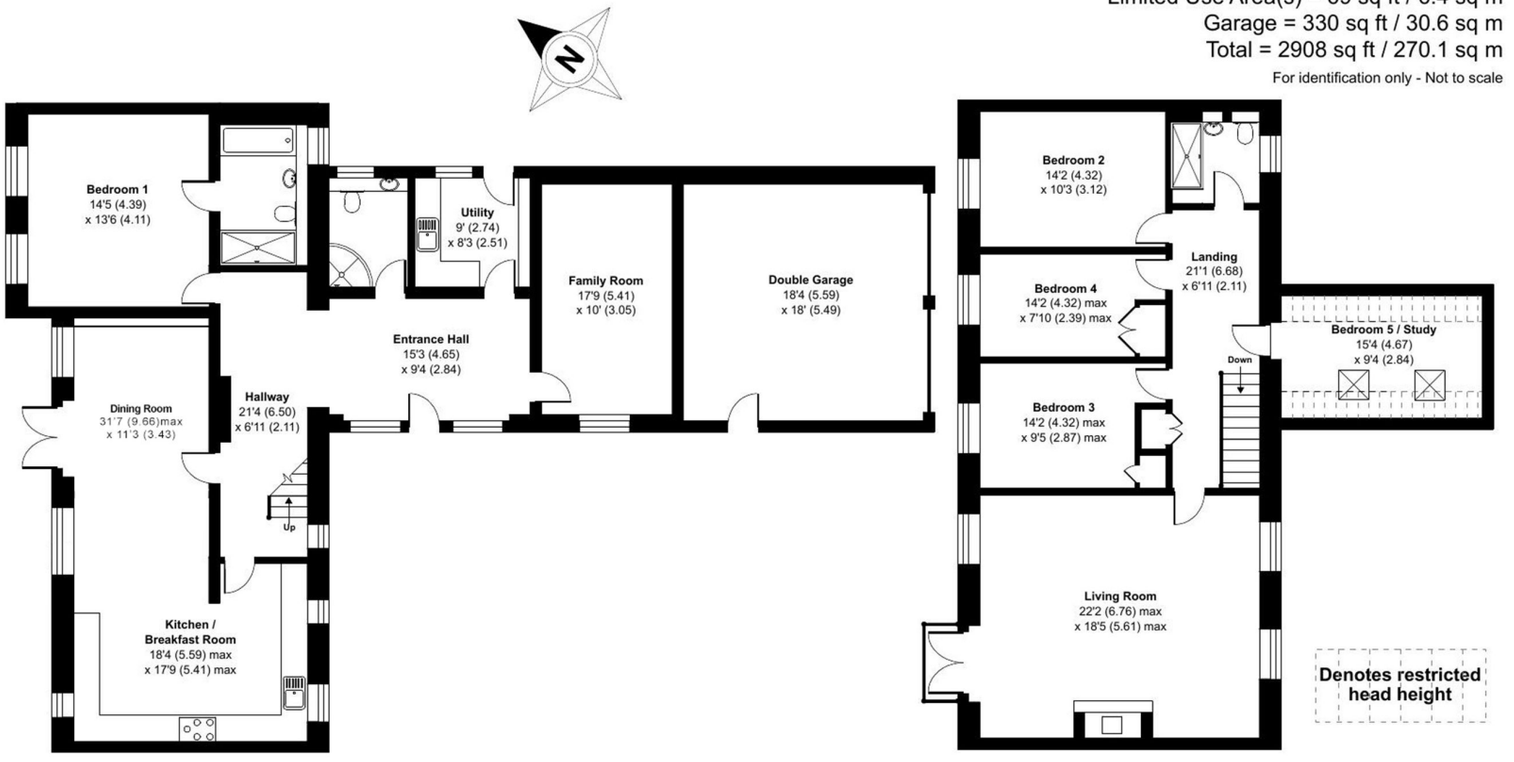






Church End, Willington, Bedford, MK44

Approximate Area = 2509 sq ft / 233.1 sq m
Limited Use Area(s) = 69 sq ft / 6.4 sq m
Garage = 330 sq ft / 30.6 sq m
Total = 2908 sq ft / 270.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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