

Shortgrove Manor Farm, Bedfordshire



CHURCHILL
COUNTRY & EQUESTRIAN

Shortgrove Manor Farm, Dovehouse Lane, Kensworth, Dunstable, Bedfordshire, LU6 2PQ

An Exceptional Country Estate with Outstanding Equestrian Facilities

Set within approximately 20 acres of beautifully landscaped gardens, paddocks and grounds, Shortgrove Manor Farm is a distinguished Grade II Listed country residence offering an exceptional combination of character, versatility and equestrian excellence.

- **Grade II Listed characterful Farmhouse and equestrian facilities**
- **3,915sq ft main house with 7 Bedrooms**
- **Principal bedroom, with ensuite and dressing room**
- **Indoor swimming pool**
- **Home office with fireplace and panelling**
- **17 Stables, including an American barn, tack and feed rooms 40m x 20m sand school and horse walker together with Lapsed Consent for 60m x 20m Arena**
- **Beautifully landscaped gardens**
- **Some. 20 acres, fully ringfenced with no footpaths**
- **Impressive one bedroom converted barn guest suite**
- **Self- contained two-bedroom cottage and a studio flat**
- **Workshop, stores and garaging**
- **Post and rail fenced paddocks**
- **The Current owners have carried out substantial renovations and improvements to the Estate**



Dating from the early 18th century and constructed of mellow red brick beneath a traditional clay tile roof, this impressive family home occupies a private and picturesque setting on the eastern edge of the Chiltern Hills. Rich in architectural heritage and period charm, the property combines elegant reception rooms, exposed timbers and magnificent inglenook fireplaces with spacious and practical accommodation designed for modern family living.

Approached via a long, tree-lined driveway, the house enjoys attractive views across mature gardens and grounds, while an extensive range of ancillary buildings arranged around a substantial courtyard provide remarkable flexibility for a variety of residential, leisure and business use.

The Main House

The main residence offers generous and well-balanced accommodation extending across three floors. The property benefits a variety of living spaces including a beautifully proportioned drawing room and formal dining room, both retaining a wealth of period character. The kitchen/breakfast room forms the heart of the home and is complemented by a utility room, cloakroom and cellar.

The upper floors provide extensive family accommodation comprising a principal bedroom suite with dressing room, six further bedrooms and three bathrooms, creating ample space for family and guests alike.

Equestrian Facilities

Shortgrove Manor Farm is exceptionally well equipped for private or professional equestrian use.

The facilities include an American-style barn housing eight loose boxes, together with a further nine stables located within the yard area, providing a total of 17 loose boxes. Good transport links and easily accessible to show centres, including Addington within 30-45minutes.

Equestrian facilities include:

- **17 Stables**
- **American Barn**
- **Solarium**
- **Horse Walker**
- **Tack room and feed store**
- **40m x 20m Sand School together with Lapsed Consent for 60m x 20m Arena**
- **Well-Drained Post and Rail Paddocks, including stallion fencing**

Leisure & Ancillary Accommodation

Positioned across the attractive paved courtyard is an impressive leisure complex featuring an indoor swimming pool, kitchen, shower room and WC and a superbly appointed home office finished with polished timber panelling and fitted bookshelves.

Additional accommodation includes:

- Recently refurbished self-contained two-bedroom cottage, ideal for guests, staff accommodation or multigenerational living
- Separate studio flat above the garage
- Fully converted barn as additional flexible accommodation with timber panelling and wood burning stove.

Together, these buildings offer exceptional adaptability for a wide variety of lifestyle or business requirements.

Location

Shortgrove Manor Farm enjoys a peaceful rural setting surrounded by mature woodland and productive farmland on the eastern edge of the Chiltern Hills.

The village of Kensworth, approximately 0.5 miles away, within walking distance providing day-to-day amenities including a primary school, village shops and a traditional public house. The thriving town of Harpenden lies approximately 8.5 miles away and offers an excellent range of shopping, restaurants, cafés and supermarkets. The property also benefits from a superb selection of highly regarded schools nearby.

The property is exceptionally well placed for both regional and London commuters. Harpenden Station: approximately 8.5 miles, London St Pancras International: from 24 minutes, M1 (Junction 9): approximately 5 miles (8 minutes' drive), M25 and national motorway network easily accessible, London Luton Airport: approximately 8 miles. Less than 7 miles to the Ashridge Estate and forest part of the Chiltern national landscape and AONB.

Council Tax Bands, Farmhouse Band H, Cottage Band D, Studio Flat Band F.











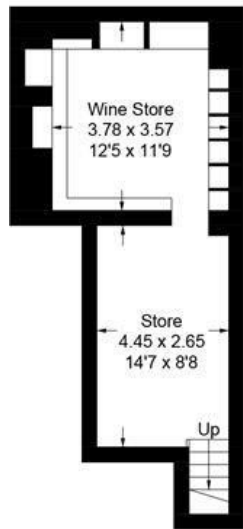


Shortgrove, Manor Farm

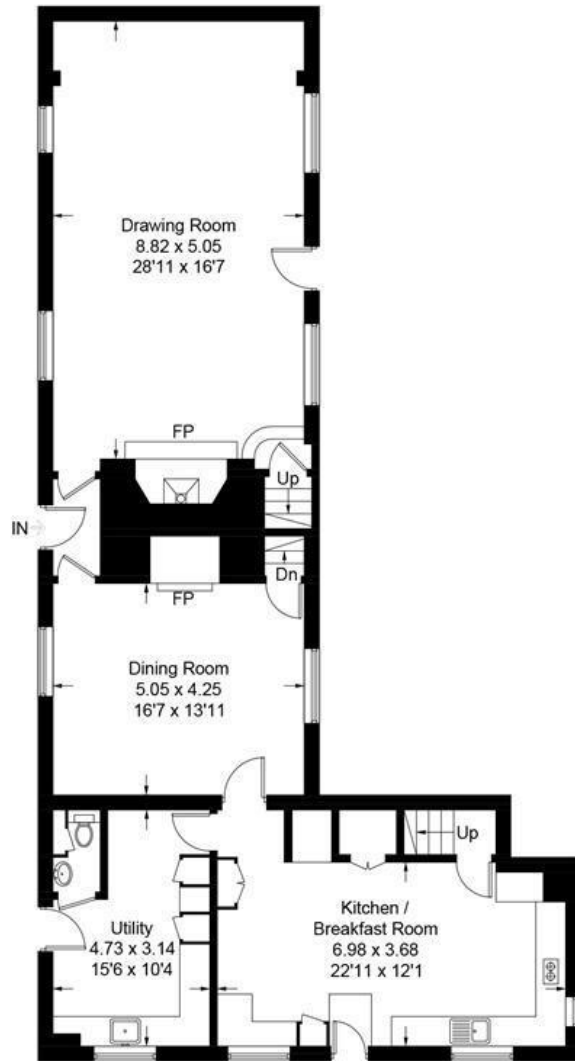
Approximate Gross Internal Area = 369.9 sq m / 3981 sq ft
(Including Cellar)

Reduced Headroom = 20.7 sq m / 223 sq ft

Total = 390.6 sq m / 4204 sq ft



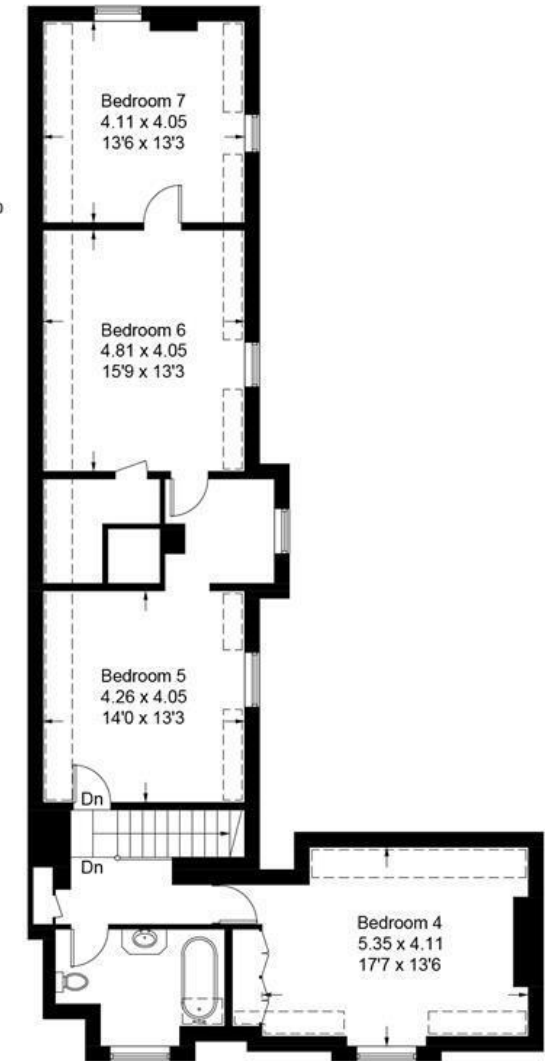
Cellar



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1297812)

Shortgrove Manor Farm

Approximate Gross Internal Area = 846.7 sq m / 9114 sq ft

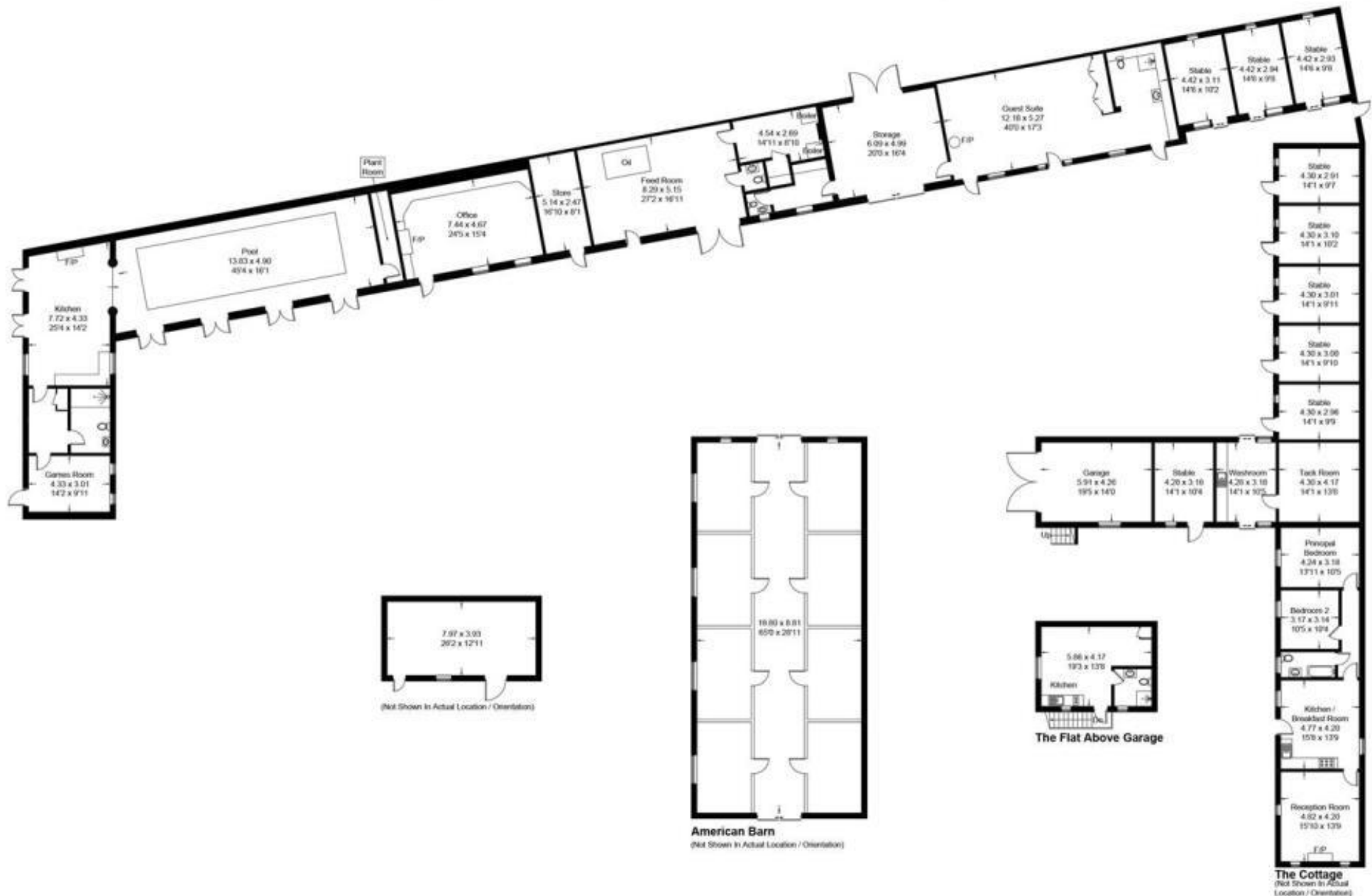


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1306869)



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Viewing strictly by appointment through the Agents Churchill Country & Equestrian, contact details above.

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