



The Ride | Totternhoe | Dunstable | LU6 1RH

Asking Price £1,850,000

# Glebe House

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Glebe House is an elegant and historically significant Regency former vicarage, dating from 1835, occupying a private and elevated position within the highly regarded village of Totternhoe. Set behind St Giles Church, the property enjoys a unique sense of heritage alongside far-reaching panoramic views across open countryside. Approached via a private gated driveway, complemented by beautifully landscaped formal gardens, mature trees and adjoining paddock land, with the total plot approaching two acres. Internally, the property has been comprehensively refurbished and meticulously maintained, combining classic period proportions, including high ceilings, symmetrical design and large sash-style windows. The ground floor offers an impressive reception hall leading to four principal reception rooms, many with floor-to-ceiling glazing that frames the surrounding landscape, while the heart of the home is a striking vaulted kitchen/dining/living space with expansive sliding doors opening onto the gardens. Additional accommodation includes a utility room, cloakroom, cellarage and a guest bedroom suite, along with a self-contained annexe. To the first floor are four well-proportioned double bedrooms, all with ensuite facilities and enjoying delightful views over the grounds.

- Handsome Regency former vicarage, not listed, dating from 1835, beautifully refurbished and meticulously maintained.
- Set in a private, elevated position with far-reaching panoramic countryside views.
- Generous accommodation including four elegant reception rooms with high ceilings and period symmetry.
- Stunning open-plan kitchen/dining/living space with vaulted ceiling and large sliding doors.
- Principal bedroom suite plus three further double bedrooms, all with en suites.
- Self-contained annexe with lounge, kitchen, one bedroom and bathroom ideal for guests or multi-generational living.
- Additional ensuite guest bedroom on the ground floor.
- Approached via private driveway with electric gates and extensive gravel parking.

## Welcome to Glebe House

The frontage of Glebe House offers an exceptional sense of arrival, approached via a sweeping gravel carriage driveway that opens out to provide extensive parking and a striking first impression. The handsome double-fronted façade, constructed in attractive buff brick, is beautifully symmetrical and centred around an elegant arched entrance porch with decorative detailing, creating a refined Regency aesthetic. Mature, well-tended borders and clipped hedging frame the approach, complemented by manicured lawns and thoughtfully planted shrubs that soften the architectural lines and enhance the property's kerb appeal. To one side, a substantial double garage building sits comfortably within the plot, echoing the main house in style and materials, while the overall setting is wonderfully private, with open countryside glimpsed beyond. The adjoining annexe section of the property was formerly the coach house. The combination of generous proportions, landscaped grounds and classic period styling results in a frontage that is both impressive and welcoming, perfectly befitting a home of this calibre.

## Entrance Hall

The entrance hall provides a welcoming introduction, setting the tone for the elegant accommodation beyond. A generous and well-proportioned space, it reflects the home's period origins with high ceilings, clean architectural lines and a natural sense of symmetry. Soft, warm tones are complemented by an abundance of natural light, drawn in through a large picture window which perfectly frames views across the gardens and surrounding countryside, creating an immediate connection to the setting. The staircase rises gracefully from the hall, adding a focal point and reinforcing the sense of scale, while doors lead off to the principal reception rooms, offering a seamless flow throughout the ground floor.





### Dining Room

17'2" x 15'0" (5.25 x 4.58)

The dining room is an elegant and beautifully proportioned space, ideal for both formal entertaining and relaxed family gatherings. Generous in scale, the room is flooded with natural light via large picture windows and French doors that frame uninterrupted views across the gardens and open countryside beyond, creating a wonderful connection to the setting. High ceilings, decorative corning and a central chandelier enhance the sense of period character, while warm, inviting tones add a welcoming atmosphere. A striking fireplace with an ornate surround provides a focal point, adding both charm and refinement. The layout easily accommodates a substantial dining table, with ample space for hosting, making this a superb room for entertaining in all seasons.

### Drawing Room

17'2" x 15'0" (5.24 x 4.58)

The drawing room is a beautifully proportioned and particularly light-filled reception space, perfectly embodying the elegance of the home's Regency origins. High ceilings with decorative corning and a central chandelier enhance the sense of scale, while large picture windows and glazed doors draw in an abundance of natural light and provide uninterrupted views across the gardens and open countryside beyond. A striking fireplace with a classical surround forms a focal point to the room, complemented by soft, neutral tones that create a calm and refined atmosphere. Generous in layout, the room comfortably accommodates multiple seating areas, making it ideal for both formal entertaining and relaxed everyday living, with a seamless connection to the outside that further enhances its appeal.

### Breakfast Room

20'4" x 15'0" (6.21 x 4.58)

The breakfast room is a wonderfully inviting and characterful space, perfectly suited to relaxed everyday living. Generous in proportion and filled with natural light, the room enjoys a pleasant outlook through French doors that open directly onto the gardens, creating an effortless connection between inside and out. At its heart sits an impressive brick-built fireplace with a contemporary inset stove, providing a striking focal point and a cosy atmosphere during the cooler months. The high ceilings and elegant corning continue the home's period charm, while the layout comfortably accommodates informal seating or a breakfast table, making it an ideal setting for family mornings or unwinding throughout the day.

### Office

16'7" x 14'2" (5.08 x 4.34)

The office is a charming and versatile reception room, ideally suited to home working or as a quiet study. Well-proportioned and filled with natural light from dual aspect windows, the space enjoys a pleasant outlook over the ground. High ceilings with decorative corning continue the home's period character, while the warm colour palette adds a sense of comfort and individuality. A feature fireplace with exposed brick detailing provides a focal point, enhancing the room's character, and there is ample space for both desk and seating areas, offering flexibility for modern working or relaxed reading.

### Kitchen/Diner

25'10" x 19'5" (7.88 x 5.93)

The kitchen/dining room is an outstanding contemporary space, thoughtfully designed as the true heart of the home, combining everyday functionality with exceptional entertaining appeal. Set beneath a striking vaulted ceiling, the room is flooded with natural light from large skylights and an impressive wall of glazing, including expansive sliding doors that open directly onto the gardens and frame far-reaching countryside views. The kitchen itself is beautifully appointed with a comprehensive range of bespoke cabinetry, complemented by granite work surfaces and a central island that provides both preparation space and informal seating. A range-style cooker is set within a feature surround, creating a natural focal point, while integrated appliances and ample storage ensure practicality. The dining and seating areas are seamlessly incorporated, offering generous space for family gatherings and relaxed entertaining, further enhanced by a contemporary inset fireplace that adds warmth and atmosphere. Elegant yet highly functional, this open-plan living space perfectly balances modern design with the home's character, making it ideal for both day-to-day living and hosting on a larger scale.

### Cellar/Store

11'7" x 8'3" (3.55 x 2.53)

The cellar/store, accessed from the kitchen, provides a highly practical and versatile additional space, ideal for a variety of uses including general storage, wine keeping or utility purposes. Accessed from the kitchen, it comprises well-proportioned rooms with good head height for a cellar of this type, offering ample capacity for household items or more specialised use. Naturally cooler in temperature and dry, it lends itself particularly well to wine storage, while also serving as a useful overflow area to support the main living accommodation. Functional and easily accessible, it is a valuable and flexible extension of the home's overall space.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p>75</p> <p>58</p>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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