



PEAR TREE FARM

BROWN & CO



-Pear Tree Farm -

Swineshead | MK44 2AA

An enchanting Grade II listed farmhouse set within a secluded, established setting, complemented by a versatile range of brick built outbuildings and the option to purchase an additional 7.1 acres of paddock land, offering a rarely available lifestyle and equestrian opportunity.

Property Highlights

- Grade II listed - Listing Number 1312309 - Exceptional lifestyle and equestrian opportunity - Remarkable accommodation with a wealth of period features - Approximately 7.1 acres of additional paddock land available by separate negotiation - Mature and secluded wrap around gardens - Yard area with versatile selection of outbuildings presently arranged as stables and a tack room, together with a boiler room and utility area - Ample off road parking leading to the double car port

House

Ground Floor: Entrance Hallway - Living room - Family Room - Inner Hallway - Kitchen Diner - Guest Cloakroom

First Floor: Landing - Bedroom Two - Bedroom Three - Inner landing/dressing room - Principal Bedroom - En-suite shower room - Family Bathroom

Total: 1554 sq. ft. (144 sq. metres)



DETAILED DESCRIPTION

A most impressive Grade II listed farmhouse positioned on the edge of this highly sought after village, offering a rare opportunity to acquire a versatile collection of brick built outbuildings together with 7.1 acres of additional paddock land (available by separate negotiation). The well presented accommodation has been sympathetically updated to retain a wealth of period features, providing flexible living space extending to approximately 1554 sq. ft. over two floors. The property further enjoys a secluded plot with an attractive wrap around garden, ample off road parking, and a useful yard area with both light and water connected.

LOCATION

Set within the peaceful North Bedfordshire countryside, Swineshead is a small and attractive rural village situated around 10 miles north west of Bedford. It offers a quiet village environment with historic character, centred around the Grade I listed Church of St Nicholas, a notable 14th century landmark. Both Bedford and St Neots are within easy reach, providing convenient access for commuters via road and rail links. Nearby villages including Riseley, Pertenhall and Upper Dean provide everyday amenities, local shops, pubs, and community facilities, while Bedford offers extensive retail, leisure and cultural options. Swineshead benefits from access to well regarded nearby schools, including Riseley CofE Primary School and Eileen Wade Primary School. Kimbolton School is easily accessible in Kimbolton, while Bedford and Cambridge offer further leading independent options. A local bus route provides direct services between Swineshead, Bedford and Kimbolton, stopping in the village several times daily from Monday to Saturday. Road connections give straightforward access to Bedford and surrounding villages. Surrounded by scenic farmland and ancient woodland such as Swineshead and Spanoak Woods, now managed by the Woodland Trust and designated as an SSSI, the area is ideal for walking and countryside pursuits.

GARDENS

The front garden is enclosed by a stone wall with steps rising to a pathway leading to the entrance door, as well as an opening to the gravelled driveway that provides access to a double carport and paved parking area. The front garden contains a variety of mature trees and shrubs, with access to the mainly lawned side garden that connects the kitchen to the utility area via an external pathway. The paved parking area includes post and rail gated access to the concrete yard, which serves the stables and tack room. A further post and rail gate links the yard to the principal gardens, which are predominantly laid to lawn and feature mature trees, a patio seating area, and timber storage sheds.





GROUND FLOOR

Entrance hallway

With entrance door, stairs to the first floor, under stairs storage cupboard, exposed beams and timbers, tiled floor, doors to

LIVING ROOM

With timber single glazed window to the front and side aspect, exposed beams and timbers, wooden flooring, open fireplace with brick hearth and wooden mantle

FAMILY ROOM

With single glazed timber window to the front and rear aspect, fireplace with brick hearth and wooden mantle over with wood burning stove, exposed beams and timbers



INNER HALLWAY

With door and single glazed timber window to the side aspect, low level storage cupboard, part brick and tiled floor, door to guest cloakroom, door to

KITCHEN DINER

With single glazed timber window to side aspects, bespoke fitted kitchen featuring range of eye and base level units, worktop with inset ceramic sink and drainer with chrome mixer tap over, Rangemaster oven, integrated fridge freezer and dishwasher, exposed beams and timbers, brick flooring, brick built bread oven, with stable door to side access

GUEST CLOAKROOM

With low level wc, wall mounted wash basin with chrome mixer tap over and storage cupboard below, tiled floor



FIRST FLOOR

LANDING

With exposed beams and timbers, doors to

BEDROOM TWO

With single glazed timber window to the front aspect, exposed beams and timbers

BEDROOM THREE

With single glazed timber window to the front aspect, integral storage cupboard, feature fireplace, exposed beams and timbers

INNER LANDING/DRESSING ROOM

With single glazed timber window to the side aspect, exposed beams and timbers, loft access via hatch doors to

PRINCIPAL BEDROOM

With single glazed timber window to the side aspect, integral double wardrobe, exposed floorboards, door to

EN-SUITE SHOWER ROOM

With single glazed timber window to the side aspect, integral double wardrobe, exposed floorboards, door to

FAMILY BATHROOM

With single glazed timber window to the side aspect, traditional suite comprising; low level wc, freestanding bath with chrome telephone style mixer taps over, pedestal wash basin and glass/ chrome shower enclosure, part tiled walls, exposed floorboards, chrome heated towel rail

AGENTS NOTES

Please refer to the accompanying plan for clarification of the land outlined in the description.

The 7.1 acres (approx.) of additional paddock land shown in blue is available by separate negotiation and is accessed via Pertenhall Road with Anglian Water retaining a right of access.

The 0.9 acre (approx.) paddock shown in yellow is currently rented by the owners and is not included in the sale.

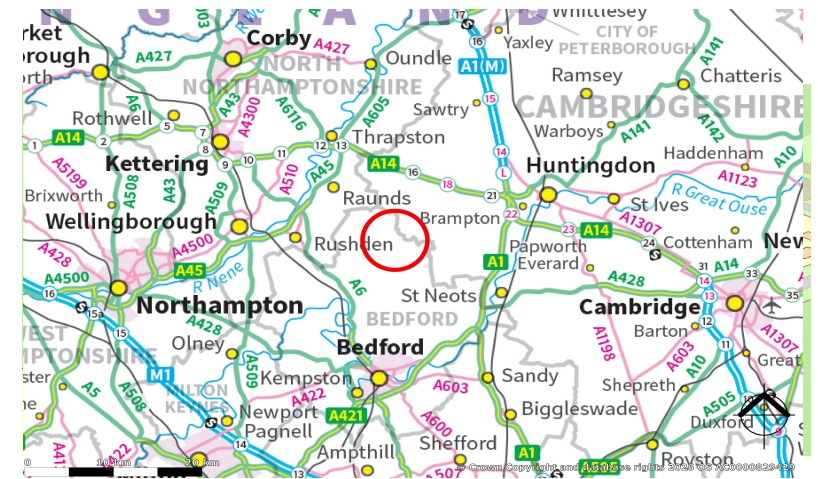
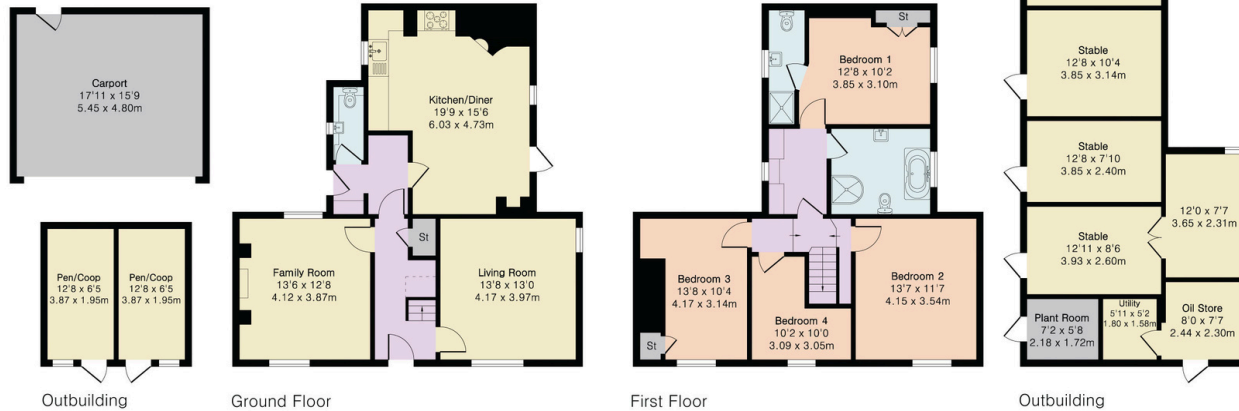
The areas surrounding the farmhouse, outbuildings, yard, and gardens form the main residential curtilage, as shown on the plan in red.





**Approximate Gross Internal Area 1554 sq ft - 144 sq m
(Excluding Outbuilding)**

Ground Floor Area 798 sq ft – 74 sq m
 First Floor Area 756 sq ft – 70 sq m
 Outbuilding Area 1042 sq ft – 97 sq m



Tenure: Freehold
 Services: Mains Electricity, Mains Drainage, Oil Fired Boiler
 Council Tax Band: F

Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: BD102234. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative.

Viewing: Strictly by prior appointment through the selling agents Brown&Co. Agents Note: A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

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