

Eastfields Farm

Melchbourne · Bedfordshire







EASTFIELDS FARM

MELCHBOURNE, BEDFORDSHIRE

A perfect Georgian country residence.

Reception hall. Drawing room. Dining room. Sitting room.
Family room. Study. Two conservatories. Kitchen/breakfast room.
Utility room. Cloakroom. Study/bedroom with en suite. Wine cellar.

Master bedroom with en suite bathroom and dressing room.
Four further double bedrooms. Two family bathrooms.

Self-contained one bedroomed cottage. Five bay open carport.
Machinery store, workshops and store rooms. Tennis court.

Traditional farm buildings extending to 10,854 sq ft and currently providing games
rooms, store rooms, party barn, covered storage and further parking bays.

Formal grounds. Paddock and farm land.

In all approximately 29.5 acres.

For sale by Private Treaty



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The Farmhouse

Eastfields Farm lies to the north of the village of Melchbourne and enjoys a private elevated position protected by its own grounds and land, with stunning views over open rolling countryside.

The Farmstead is approached along a tree lined drive with the south facing, late Georgian Grade II Listed farmhouse dating to the mid-19th century, with later additions. The farmhouse has been sympathetically upgraded, but has not lost any of its charm or original character and many period features remain. Complementing the farmhouse is a detached cottage.

The extensive range of well-maintained traditional farm buildings lie to the north and provide approximately 10,854 sq ft of covered accommodation. Whilst currently used for storage and leisure purposes, they clearly have potential, subject to planning, to be converted for a wide range of uses.

A viewing will be essential to fully appreciate not only the tranquil rural setting, but the lifestyle opportunities Eastfields Farm provides.

The Accommodation

Part glazed doors open into the tiled porch with matching doors leading through to the tiled reception hall, which runs through the middle of the house. The two main formal reception rooms lie either side of the hall.

The drawing room has a feature brick fireplace with central exposed beam and full height French doors with working shutters opening to the main garden, which enjoys a southerly aspect.

To the side of the fireplace is a walk way through to the study and small conservatory beyond.

The dining room is the perfect size for entertaining and features a black marble fireplace and hearth with cast iron grate and inset tiling. Fitted book shelves sit to one side. Full height French doors with working shutters open to the garden.

A glazed door leads through to the conservatory which enjoys wonderful views over the main garden and open rolling countryside beyond.









Adjoining the conservatory is the farmhouse style kitchen/ breakfast room with a vaulted ceiling and exposed beams.

A two oven Aga is set within a brick fireplace and kitchen units are limed oak. Complementing the Aga is a Neff four ring hob and the kitchen has an integral Bosch dishwasher and double bowl stainless steel sink with drainer. A stable door opens onto the gravelled courtyard.

Lying off the kitchen is the utility room with butlers sink and plumbing for a washing machine and tumble dryer. Within this room is a full height cleaning cupboard, a cupboard housing the oil fired boiler, with Sheila Maid and slatted shelving and a separate cloakroom.

The family room with wood burner and sitting room with stone and brick inglenook fireplace, lie along the rear of the farmhouse. Beyond the sitting room and having its own external door, is a further study with en suite shower, which in the past has been used as a bedroom. The cellar is accessed from the reception hall and is the perfect environment for laying down and storing wine.

First Floor

The main staircase gently rises to a galleried landing with picture window enjoying a wonderful view southwards over the rear garden and front field. The master bedroom suite lies at the western end of the house and enjoys a dual aspect with cast iron fireplace. The dressing room lies off with bespoke cabinetry and double doors open into the white bathroom suite.

Across the landing lies bedroom two with an original fireplace and walk-in wardrobe. Off the landing is a part tiled family bathroom serving bedrooms two and three, which lie opposite. Bedrooms four and five lie off the rear landing and are served by another family bathroom with fitted storage and airing cupboard.

The Cottage

Lying to the eastern side of the farmhouse and attached to the five bay open carport is a brick under slated roof cottage. A stable door opens into a small hall with cloakroom to one side and storage cupboard opposite. The hall leads into the sitting room which opens into the kitchen/breakfast room.





Stairs lead up to the vaulted bedroom with en suite bathroom. Glazed doors open onto a small balcony and to the rear of the cottage is a paved seating terrace.

Farm Buildings

The traditional farm buildings lie to the north of the farmhouse, with the main range forming a “U” shape and enclosing a hard tennis court lying within the former open cattle yard. The eastern wing is divided into four rooms and currently used as games rooms; as identified on the floor plan.

The western wing features a workshop, dog kennel with walled run, garden stores along with main storage barn and former stables with brick feed manger.

The northern wing includes the former grain store and threshing barns. Adjoining is a further “L” shaped range providing seven open storage bays, along with store room and enclosed grass courtyard to the front.

Garden and Grounds

The main formal grounds lie to the front of the house and enjoy a southerly aspect. The manicured lawns are edged by well stocked herbaceous borders with mature trees providing dappled shade and adding structure. Lying to the east is a more enclosed cottage garden with borders offering a profusion of colour in the late spring/early summer. To the west is a further area of lawn which gently falls away down to a pond with small grass paddock beyond.

The Paddocks

The farmland extends to approximately 21.64 acres and is classified Grade II according to the Agricultural Land Classification of England & Wales. The soils are typical of the area being Calcareous Clay. The main arable field lies to the front of the farmhouse with boundaries defined by mature hedgerows and a belt of woodland running along the southern boundary. The remaining land lies to the north of the traditional farm buildings and enclosed by mature hedgerow boundaries is sown to grass and currently used for forage conservation. A fenced off natural pond lies in the south eastern corner.

Location

Melchbourne is a picturesque former estate village set in open rolling countryside of North Bedfordshire. It has a church and public house.







The village is within a short drive of Kimbolton which offers a good selection of shops for essential needs, with the neighbouring village of Riseley having a shop for general provisions. Rushden lying to the west benefits from a Waitrose and a new £140 million shopping village is in the process of being constructed. The county town of Bedford, along with St Neots, offer more extensive shopping and leisure facilities, both Northampton and Cambridge are accessible in under an hour.

The renowned Harpur Trust schools lie in Bedford and other well respected private schools, also within a reasonable driving distance, are Kimbolton, Oundle, Uppingham and Oakham to name a few.

Bedfordshire currently offers a three tier state education system with progression from Riseley Lower School to Margaret Beaufort (also in Riseley) and Sharnbrook Upper School.

The M1 and A1 are both easily accessible and there are regular trains from both Bedford and Wellingborough to London St Pancras International within 40 minutes and from St Neots to London Kings Cross on the East Coast Mainline.

Air travel is available locally at Luton and East Midlands airports with Heathrow, Gatwick and Stansted accessible in under two hours driving time. Gatwick airport can also be reached by trains from Bedford Station.

Directions (MK44 1BL)

Approaching from the north or south on the A6 take the turn signed to Melchbourne. Proceed through the village and at the T junction turn right. The private drive to Eastfields Farm will appear at the top of the hill on your left opposite the turning to Riseley.

- Kimbolton about 7 miles
- Bedford about 13 miles
- St Neots about 13.5 miles
- Cambridge about 35 miles
- London about 70 miles
(distances/time approximate)

Property Information

Services: Mains water and electricity. Private drainage. Oil fired central heating.

Local Authority: Bedford Borough Council. Tel: 01234 267422

Outgoings: Council Tax Band "H"

Wayleaves, Easements and rights of Way:

1. A public bridleway runs along the drive.
2. An old oil pipeline diagonally crosses part of the front arable field.

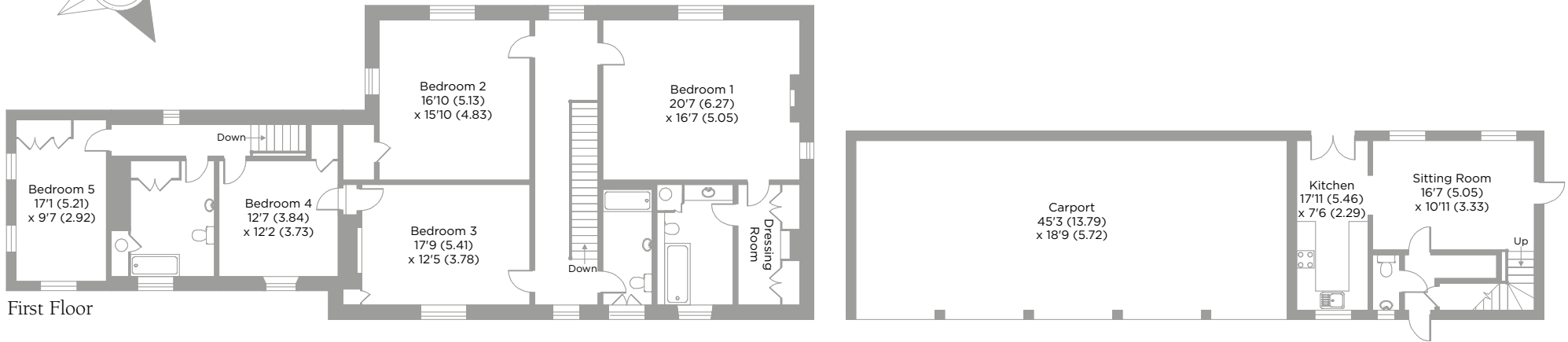
Tenure: Freehold.

Viewing: Strictly by appointment through the sole agents Jackson-Stops & Staff. 1 Market Place, Woburn, MK17 9PZ. Tel - 01525 290641. 20 Bridge Street, Northampton, NN1 1 NR. Tel - 01604 632991.

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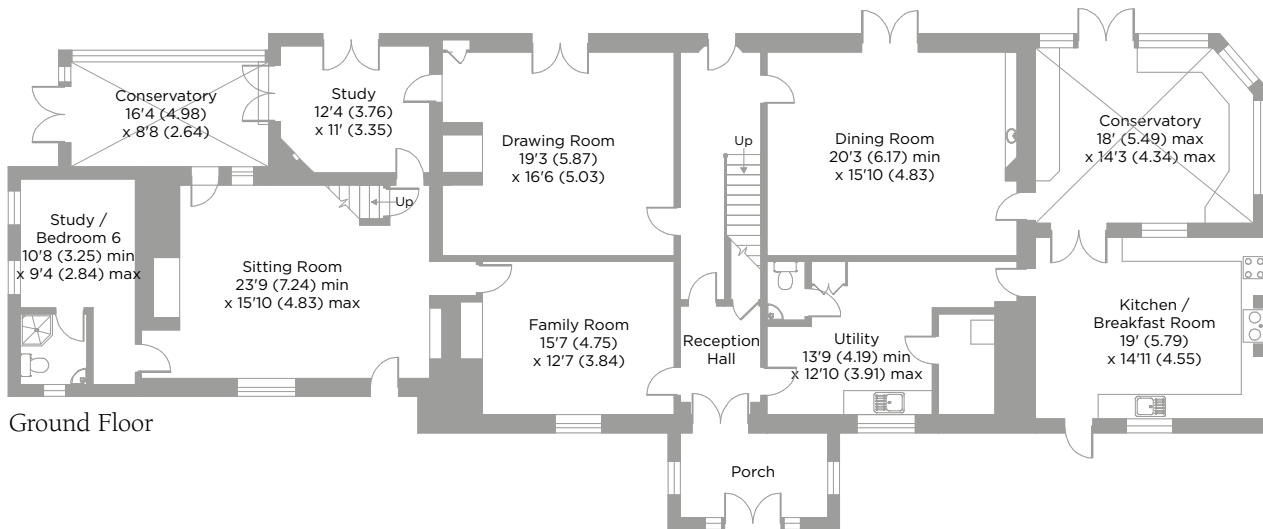
Eastfields Farm, Melchbourne

Approx. Gross Internal Area: 5863 sq ft 544.6 sq metres (Includes Cottage)

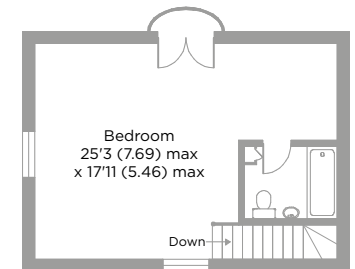


First Floor

Cottage Ground Floor



Ground Floor

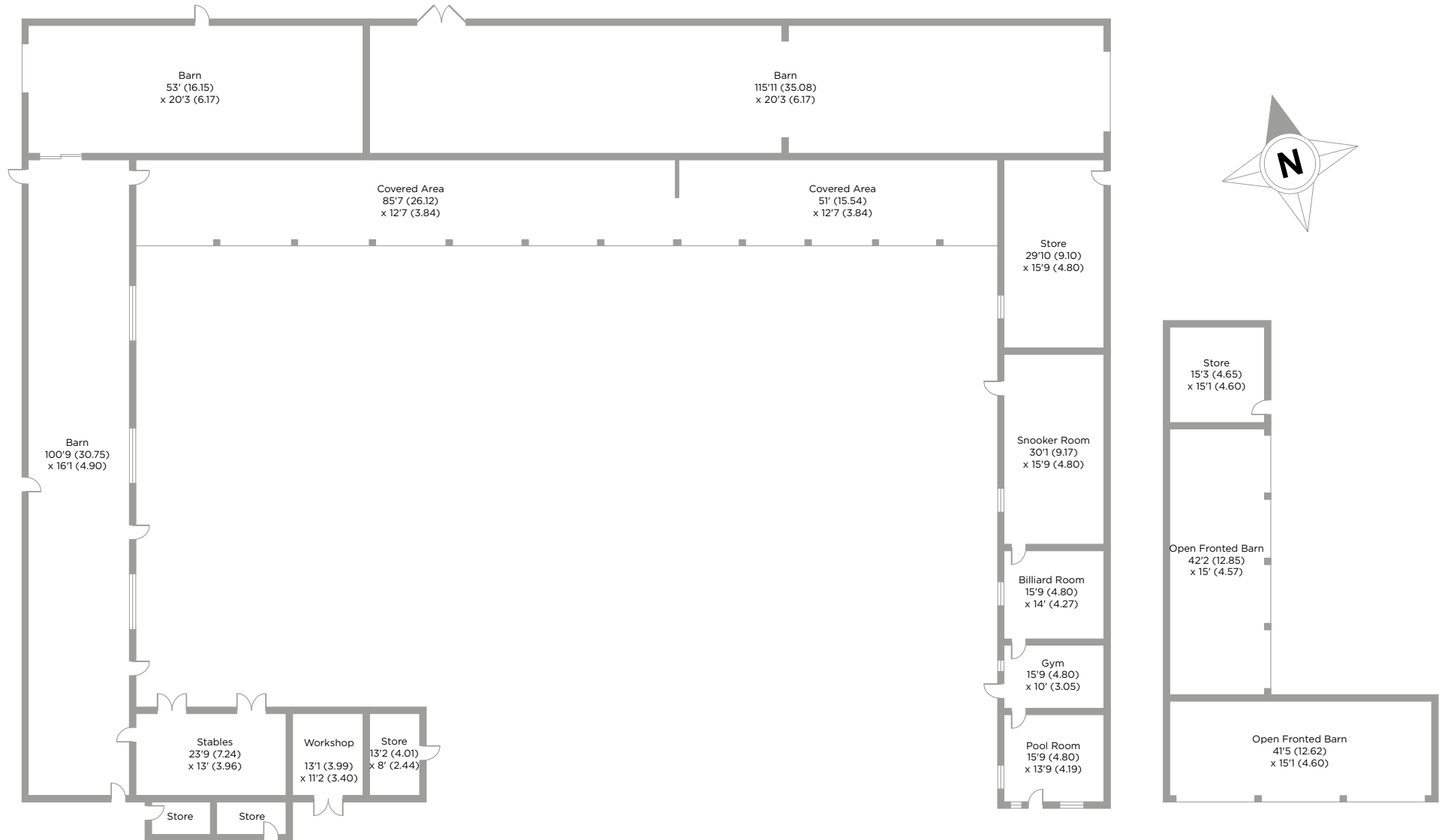


Cottage First Floor

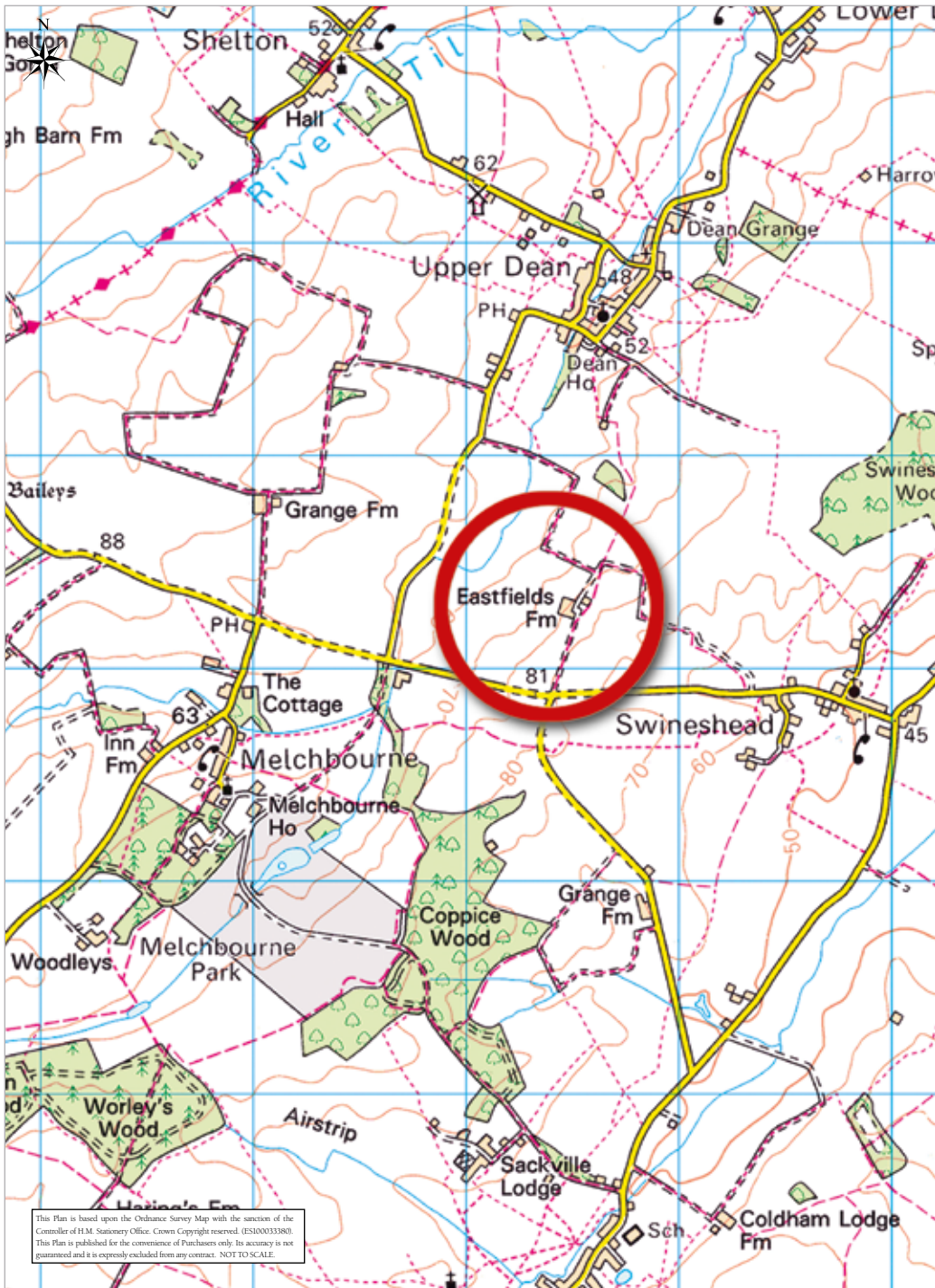
Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

Traditional Farm Buildings

Approx. Gross Internal Area: 10854 sq ft 1008.3 sq metres



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