



PARK HOUSE

Clapham Park ♦ Clapham ♦ Bedford ♦ Bedfordshire ♦ MK41 6EY

savills

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AN EXCEPTIONAL GRADE II LISTED COUNTRY HOUSE WITH SECOND FLOOR PENTHOUSE IN PARKLAND GROUNDS

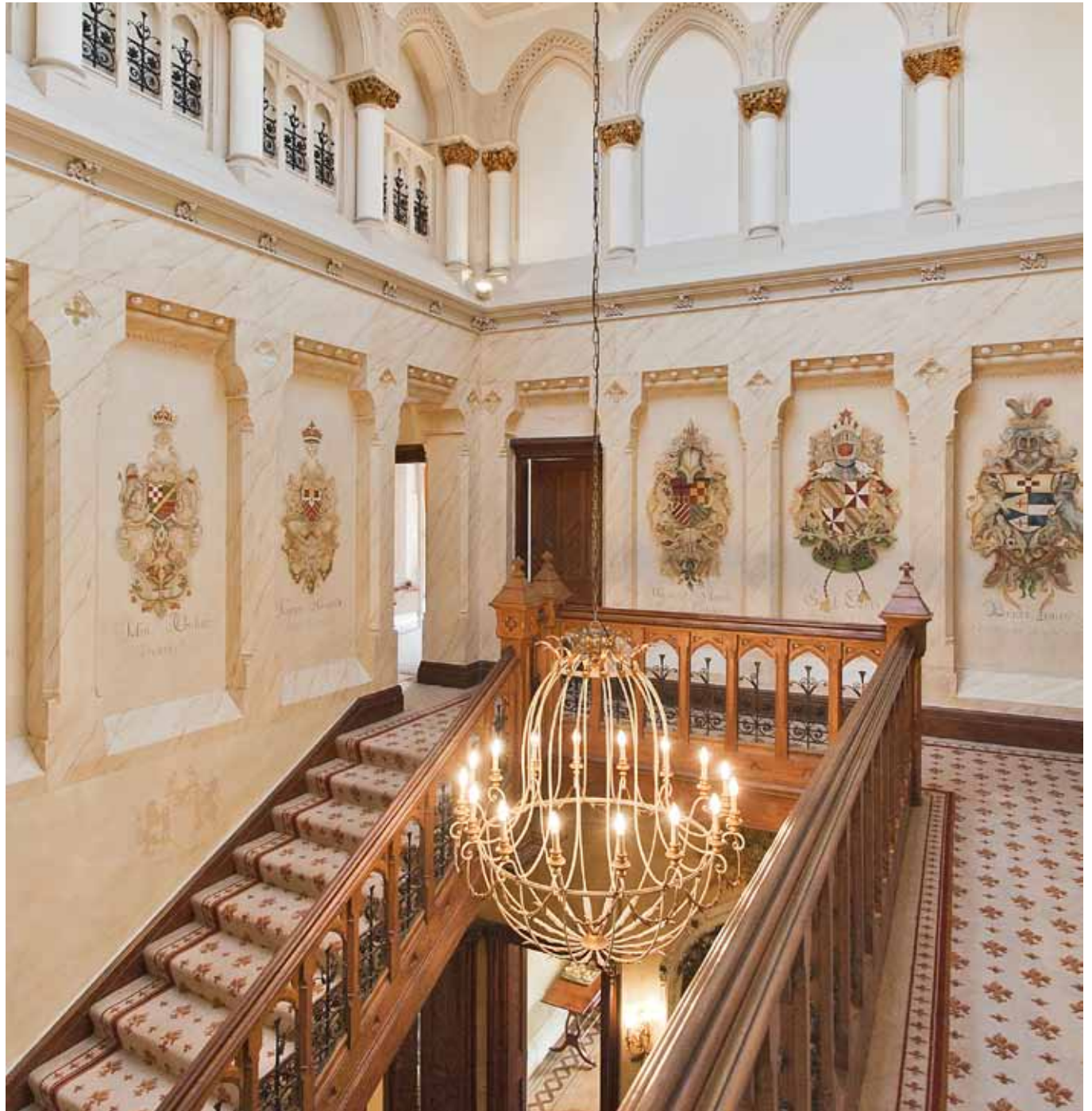
Main House: Drawing room ♦ Sitting room ♦ Dining room
Play room ♦ Study ♦ Kitchen/breakfast room ♦ Master bedroom
with en suite ♦ Dressing room ♦ Store room ♦ 4 further
bedrooms (3 with en suites) ♦ Utility room ♦ Cloakroom & WC
Cellar ♦ Garaging Grounds of about 2.8 acres

The Annex: Hall ♦ Kitchen/breakfast room ♦ Sitting room
Shower room ♦ Study/bedroom 4 ♦ Master bedroom on
ground floor ♦ 2 first floor bedrooms with Jack and Jill en suite
bathroom ♦ Gardens and parking for 4 cars ♦ EPC=F

Penthouse: Entrance hall ♦ Spiral staircase ♦ Sitting room
Study ♦ Kitchen/breakfast room ♦ 5 bedrooms
2 bath/shower rooms ♦ Storage room ♦ Utility room

Additional land: Further 22 acres approximately, with summer
house, hard core track as alternative access to the stables and
manège - available by separate negotiation.

Bedford City Centre 3.3 miles, Bedford Mainline Station
2.8 miles – (38 minutes to St Pancras International),
M1 (J13) 14.7 miles, London Luton Airport 33 miles,
A1 Black Cat Roundabout 9.9 miles





THE PROPERTY

A unique, secluded country house benefiting from easy access to local private schools and Bedford Town centre which is just a 3.3 miles away. The property is approached down a private tree lined driveway of approximately $\frac{3}{4}$ of a mile.

Originally built in 1873 for the Howard Family, founders of the Britannia Works in Bedford, Park House is a magnificent striking piece of Victorian architecture in a French Gothic style. Over its history, Park House has taken on different roles, from the Howard family home to a secret safe house Churchill apparently frequented during the second world war. In the 1950's, it was turned into a rehabilitation centre for the wounded service men of WWII. From 1968, the house was bought by the Holy Ghost teaching order of nuns, where it remained until it was sold as a residential home in 1985. Unlike many houses of its time, Park House has retained an air of dignity, magnificence and splendour, having retained many of its original features and has been sympathetically restored and decorated in an elegant timeless style.

The house was designed by the noted architect, John Usher, in collaboration with James Howard. They used innovative ground breaking methods of construction and superior hand-picked materials, with no expense spared. The construction costs would have equated to 3 million pounds in today's coinage. The house was built from red Farnham brick with complimenting Have Hill stone dressings. The arches, adorning the breathtaking central staircase, are carved from Bath Stone with gilded flora embellishments, there is also wonderful gothic stone working fireplace at the centre of the hallway.





Boasting generous accommodation over three floors, and with the penthouse benefitting from a separate entrance and staircase, the overall accommodation provides 8 reception rooms and 10 bedrooms. The penthouse has been rented out providing a handsome rental income towards the running costs of the house.

THE ANNEXE

A charming two storey character property attached to the east side of the main house, again, has been tastefully refurbished by the current owners. Originally, the property housed the main kitchens and servants dining hall. There is a large, lofty elegant sitting room with a working Portland stone fireplace and a door leading to a pretty patio area and tree lined garden laid to lawn.

The first floor comprises of 2 generous sized bedrooms with vaulted beamed ceilings and share a Jack and Jill bathroom. The ground floor has 2 further bedrooms/study and a separate shower room with cupboard space for laundry appliances. There is a good quality handcrafted kitchen/breakfast room and a large larder cupboard. The hall, kitchen and shower benefit from stone flooring throughout. There is a large, secure entrance lobby providing additional storage and hanging space.

IMMEDIATE GROUNDS

Attractive gardens surround the house and extend, in all, to about 2.8 acres. The main gardens to Park House overlook a south west aspect and are complimented by a large terraced patio and water features. The grounds have many mature specimen trees and provide a good level of privacy.

A further 22 acres of parkland, laid to grass, is available by separate negotiation. The additional land will include the following:

SUMMER HOUSE

This is a large detached building set on the edge of the grounds, adjacent to the stable yard, with its own gardens. The summer house comprises; garage, stable and a large room currently used as an artist studio, parking for several cars

STABLE YARD, MANEGE AND LAND

There are 5 large loose boxes built of brick under tile roof and an open horse shelter at the rear with access directly into the field. The manège is approximately 50m x 20m in size with a sand and rubber surface, with electricity and water supply.

NOTE

There has been a significant rental income from short term leases of the annexe, penthouse and stables. Further details upon request.





Annexe



Penthouse



Penthouse

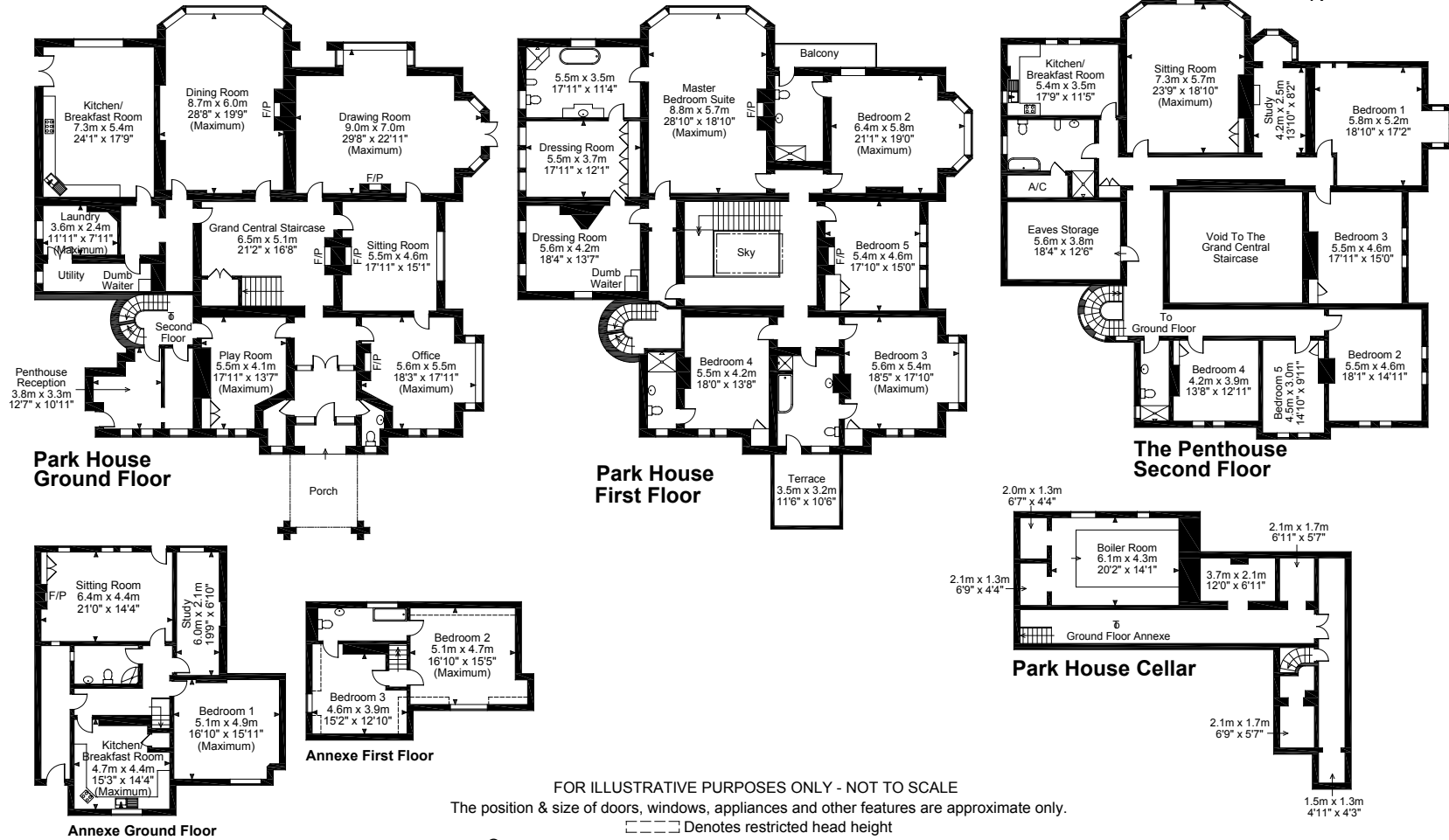
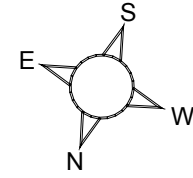


Annexe

PARK HOUSE

Total gross internal area

13,693 sq ft /1271 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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