



8 Chapel Close
Honeydon | Bedfordshire | MK44 2NE

FINE & COUNTRY

8 CHAPEL CLOSE

A vastly extended family home with tremendous, purpose built stabling and livery facilities, this 6 bedroomed home boasts enviable 360 degree countryside views, around 3 acres of it's own land and is the perfect home for an equestrian lifestyle.







Approaching the property from the road, the driveway allows views of the orchard, which has three or four different types of apple trees, apricots, pears, Victoria plums, damsons and cherries and is surrounded by countryside. There is also a long polytunnel beside the orchard, and there are paddocks beyond.

The stabling and the manege (which was built to a very high specification with sand beneath, rubber on the top with a huge soak away inbuilt – it has never flooded) has been lovingly built by the current owners. The stables have many indications of how horses have been the focus of the structure of this build – push button lighting, 20 minutes delay on the lighting to keep the horses calmer, all edging on the doors designed to avoid damage to both property and horses. There are windows in the stables that face the house so that you can see the horses and they can see you.

There is CCTV in the yard and LED flood lights over the whole area.

As this was used, and still has the licence for a livery business, there are outdoor toilets, kitchen facility, all electrical connections, sound proofing and insulation and has electrics for clipping and access for the farrier directly to the stabling.

There are also extensive workshops with full electrics.

Further past the stables you approach the house and the triple space oak framed carport, with gravel driveway spacing for many more vehicles.



Seller Insight

“Beautifully positioned within the quiet rural hamlet of Honeydon is this lovely six-bedroom family home that boasts around three acres of land as well as a superb range of equestrian facilities. “When we began our search for a new home seven years ago we had quite the wish list,” says Rachel. “We have four children, three dogs and horses, so space both inside and out was definitely at the top of that list. We also wanted the peace and tranquillity of a rural location, however we didn’t want to be in the back of beyond, and we needed excellent equestrian facilities. When we happened upon this property, although it was in need of an immense amount of work we could see that it was a place that had the potential to give us everything we were looking for, and after a lot of hard work it’s now a lovely big family home that ticks every single box on our original wish list.”

“The house we bought was a rather modest three-bedroom semi, but we’ve made some quite dramatic changes. We’ve more than doubled it in size and created a fantastic layout that feels very open, light and bright so it’s ideal for modern family life. We also have six large bedrooms so plenty of space for us and any guests that might come to visit, and we’ve added little luxuries such as the Sonos integrated sounds system and underfloor heating in the en suite. It’s essentially a brand new home that’s ready for its new owners to simply move in and enjoy.”

“As well as doing a huge amount to the house itself, we’ve also enhanced the gardens and grounds no end,” continues Rachel. “The property was originally a rather dilapidated smallholding so we had to basically start from scratch. We’ve added an all-weather manege and built a beautiful cedar wood stable block with roof tiles that match the house so it looks just lovely – we also added an opening that faces onto the garden so we can see our horse and it can see us. The pastureland is now in top-notch condition and we’ve also created two areas of garden, one that the dogs can run around in and the other more formal, which features a large patio and an attractive coy carp pond, complete with water feature. The property as a whole is completely different to the one we bought seven years ago and it’s a place that has given us all a fantastic quality of life.”

“In my eyes the whole house is lovely so I really don’t think I could pick a favourite room.”

Favourite aspect of the grounds or surrounding area: “The house sits in such an idyllic setting. When we look out, all we can see is rolling countryside, so it’s hard to believe we’re around ten minutes from both Eaton Socon and St Neots, both of which have a superb array of shops and amenities.”

Memorable event (if not another favourite room or unique feature): “For a number of years we ran a very successful livery business from here, which was ideal because the stables and yard feel quite separate from the house even though they are right next door.”

What they’ll miss most / why they are leaving: “Lifestyles change and work commitments can dictate where you need to be,” says Rachel. “In terms of what I’ll miss, I’d honestly have to say everything. It’s a stunning home with beautiful gardens and grounds, and I don’t think we’ll ever find another location quite as perfect as this.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Inside

You are facing the rear of the property so most access is directly into the large family kitchen, which is part of the extension to the house. There is a moveable island with bar stools and lighting above, and all surfaces are thick wooden worktops. There is a Neff double oven so plenty of opportunity to cook up a storm for large family gatherings. There are TV connections in the kitchen, alarm cabling throughout (although not currently utilised) and Sonos integrated speakers throughout the property.

Following along to the right, takes you past a fully fitted utility room, the downstairs cloakroom and what the current owners are completing as their formal dining room, but it is a very versatile space so could be used as another bedroom, for potential annexe usage, or a play room for younger children. There is a beautiful feature fireplace as this was part of the original house.

There is an external door in the hallway here, so can be used as a boot room from the rear of the property, so as not to drag mud straight into the living areas.

Back to the kitchen, it leads through an open doorway to the large family lounge and wood burning fireplace. Again you can see the stables from this room, so still bringing the horses into the family life. Both formal and informal gardens are viewed from the windows and there are tri-fold doors leading out to the more formal garden / patio area, which also has a Koi carp pond and area for outdoor dining.

Through this room you enter a lovely snug, which was part of the original home, where you can cosy up with a book or just hide away in peace and tranquility!

The original front entrance is opposite this room, and again there is plenty of room in the entrance hall to leave muddy boots behind. The informal garden area beyond this boasts a small babbling brook, often accommodating a family of ducks in the wetter weather.







From the snug we can take the stairs up to the six bedrooms and family bathroom.

All bedrooms are good sizes, and the family bathroom has a lovely suite, double shower and beautiful tiling throughout.

Bedroom six they currently use as a study and has recently had new carpets fitted, with views out over the countryside behind the house.

Bedroom five, facing the front of the house, is a double room with a small built in cupboard.

Bedroom four is a slightly smaller room but again has built in storage and has a feature cast iron fireplace, again because it was part of the original farmhouse.

Bedroom three is another double room with views out to the countryside.

Bedroom two has lovely dual aspect views, including the stables at the end of the garden, and is a very good size double room.

The main bedroom is a very large double room with views across the paddocks and countryside. It boasts a dressing room / walk through wardrobe, and fabulous ensuite, with double shower, his and her sinks and again, beautiful tiling throughout, with the added bonus of underfloor heating in here too.





















The property has an air source heat system.

Location

Peaceful, rural and tranquil are the words that spring to mind here. The lovely hamlet of Honeydon has the luxury of real countryside living, but is within about 20 minutes of Bedford, Sandy and St. Neots (which is actually only 2 miles along the road), all of which boast the usual amenities you expect of towns. If you wish to travel to London, train travel from any of those is just 45 – 60 minute journeys into the London stations. There is a selection of local farm shops in the surrounding villages for those who like to support small local producers.

Services

Electricity

Tenure

Freehold

Local Authority

Central Bedfordshire Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07739 629 256

Website

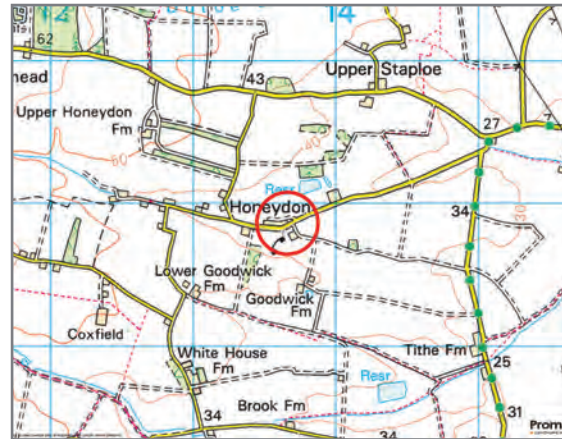
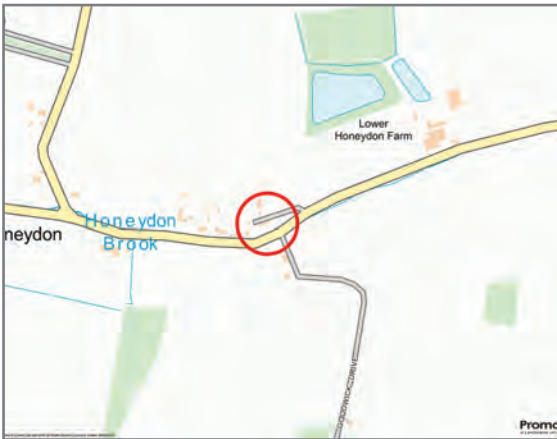
For more information visit www.fineandcountry.com/bedford

Opening Hours:

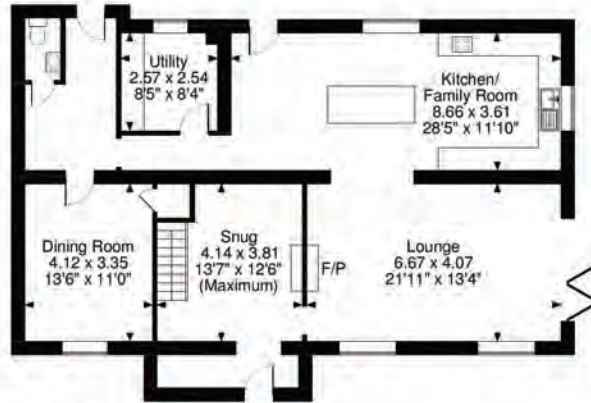
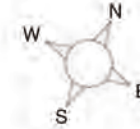
Monday to Friday – 9am – 5.30pm

Saturday – 9am – 1pm

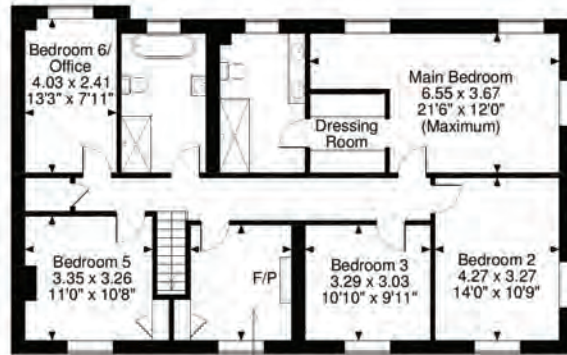
Sunday – By appointment only



Chapel Close, Honeydon, Bedford
Approximate Gross Internal Area
Main House = 2496 Sq Ft/232 Sq M
Outbuilding = 1605 Sq Ft/149 Sq M

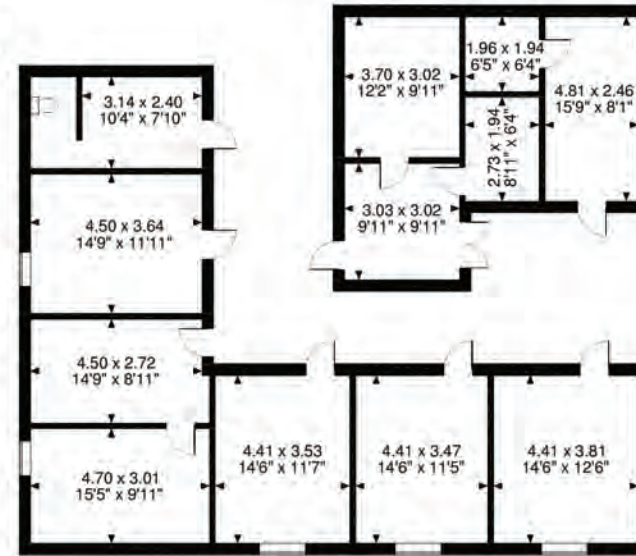


Ground Floor



First Floor

Bedroom 4
 3.06 x 2.66
 10'0" x 8'9"



Outbuilding

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		





NICK BARKER
PARTNER AGENT

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Nick was a financial adviser for many years and has always prided himself on offering the best client experience possible. After selling his business in early 2020, he wanted a fresh challenge that still allowed client interaction and offer the best level of service.

Nick wants to maximise the value of the client's property, also to take the time with his clients, and, with the support of Fine & Country, will endeavour to achieve the best results for his clients and make the whole process of selling, finding and moving house as easy as it can be.

Nick has lived in Northamptonshire for the majority of his life and lived in places like Raunds, Denford, Wellingborough, Pattishall and now lives in Bugbrooke with his wife and 2 daughters.

Nick and the expertise of Fine & Country are showing that not all estate agents are the same and we offer service before anything else.

YOU CAN FOLLOW NICK ON



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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