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River Cottage, 5 River Row

Pavenham, Bedfordshire MK43 7NN



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY





















An Opportunity of a Lifetime in the Most Perfect Riverside Setting – with 1.35 Acres, and Fishing and Boating Rights

Wind in the Willows meets Swallows and Amazons in a Grade II-listed, 17th century, 3-bedroom, stone and thatched cottage, which has consent to refurbish, extend and take advantage of wonderful views. River Cottage's 1.35 acres of land gently slopes down to the beautiful River Great Ouse, giving you not only fishing, boating, swimming and even rush rights, but no concern whatsoever about flooding. It's the first chance since the turn of the Millenium for any other family to live here.

At the end of a row of lovely cottages, with no passing traffic, in the most beautiful of spots in the conservation area of one of the most beautiful of North Bedfordshire villages, this is an incredibly rare opportunity to create the living space you want and enjoy the enviably peaceful lifestyle in a 'forever' home that you have previously only dreamed of.

And you are only 6 miles from the county town of Bedford, with its fast trains to London in 40 minutes and its world-renowned Harpur Trust private schools. The catchment schools of Pinchmill Primary and Sharnbrook Academy are a lovely 2 to 3-mile cycle ride along the country lanes. A traditional village stores in Carlton is a similar distance in the other direction. A choice of supermarkets is just 5 miles away.

Yet you can leave your car in the parking area and wander across the fields to the farm shop, the playing fields, play park and tennis club; to the golf club and to the 13th century, Grade I-listed Church of St Peter; as well as to the Cock Inn, a traditional Free House that serves great food and beer and welcomes 4-legged members of the family, too.

Indeed, with the most wonderful walks in gorgeous surrounding countryside literally on your doorstep, any dog living at River Cottage is as fortunate as any child, who has the prospect of the most magical early years full of adventure. The thought of being able to raise a family in such an environment, surrounded by a Site of Special Scientific Interest and Nature Reserve, is beyond exciting.











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AT A GLANCE - **No Upper Chain**

Existing house:

- 3 bedrooms, including one single (which could become an en suite shower room, perhaps)
- Bathroom, with shower over bath
- Galleried landing, with hatch to loft
- Sitting room, with open fire at one end and woodburner at the other – understairs space
- Kitchen/Breakfast room
- Utility room
- Dining room, with French doors to terrace
- Oil-fired central heating to radiators

Range of 3 barns:

- Planning and listed consent in place to take down barns and reuse stone and slate for extension that joins to the house, all on one level, with doors at end to terrace decking that wraps around the extension and allows views down to the river

1.35 acres of land:

- 5-bar gate allows vehicular access over track / Pedestrian gate / Further pedestrian right of way in front of row of cottages on the other side, with no reciprocal rights
- Orchard / Garden shed
- Fishing, boating, swimming and rush rights – land slopes gently down to river, with only the lower part ever having been known to be affected by occasional rising waters. Rush workers annual access right at far end (not currently in use)

FURTHER FACTS & FIGURES

- Full fibre broadband planned between now and December 2026 / Grade II-listed
- Bedford Railway Station: 6 miles – fast trains to London in 40 minutes / Regular 20-minute bus service to Bedford
- Catchment schools: Pinchmill Primary – 2 miles; Sharnbrook Academy – 3 miles / Private schools - Bedford
- In village: The Cock Inn; Golf Club; Farm Shop





Pootling down the no through lane which once led to a water-powered gristmill mentioned in the Domesday Book, passing other gorgeous cottages and turning from fields of gold through the 5-bar wooden gate into your completely private and peaceful land, the river flowing languidly beneath the willows below, it's impossible not to feel an overriding sense of contentment. Imagine an outdoor office at the top here, hidden amongst the trees, the air full of birdsong.

Your new home was once three, the families earning a living weaving baskets and matting from rushes plucked from the river and withies cut from the osiers. Horace Church, who lived here after the war selling vegetables to villagers which he grew down by the river, rekindled this cottage industry along with Pamela and George Morgan, who lived in Mill Lane and who, in the '90s, moved into River Cottage themselves.

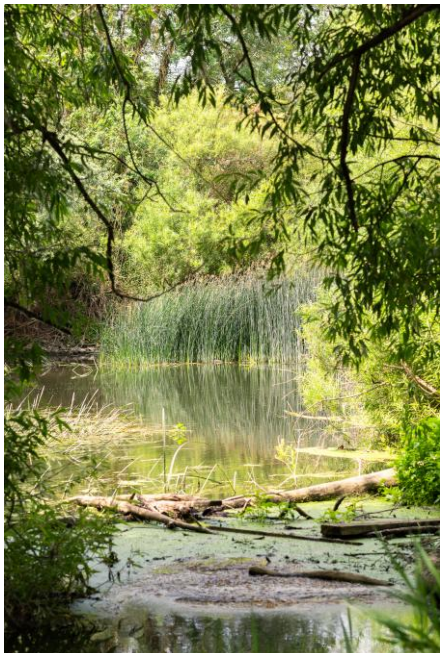
The cottage is ripe for refurbishment but its charm shines through, with its quarry tiles, exposed ceiling joists, old latch doors, fireplaces, early leaded windows upstairs and beautiful, original floorboards in one bedroom, not to mention the cute little window in the sitting room and the outlook from delightful window seats in almost every room.

You can now turn the barns from which the weavers plied their trade into fabulous living space overlooking the river and adjoining the current dining room, which is itself a pantiled barn conversion. The plans allow for decking to wrap around the extension, creating a breathtakingly beautiful and tranquil al fresco eating and relaxing area.

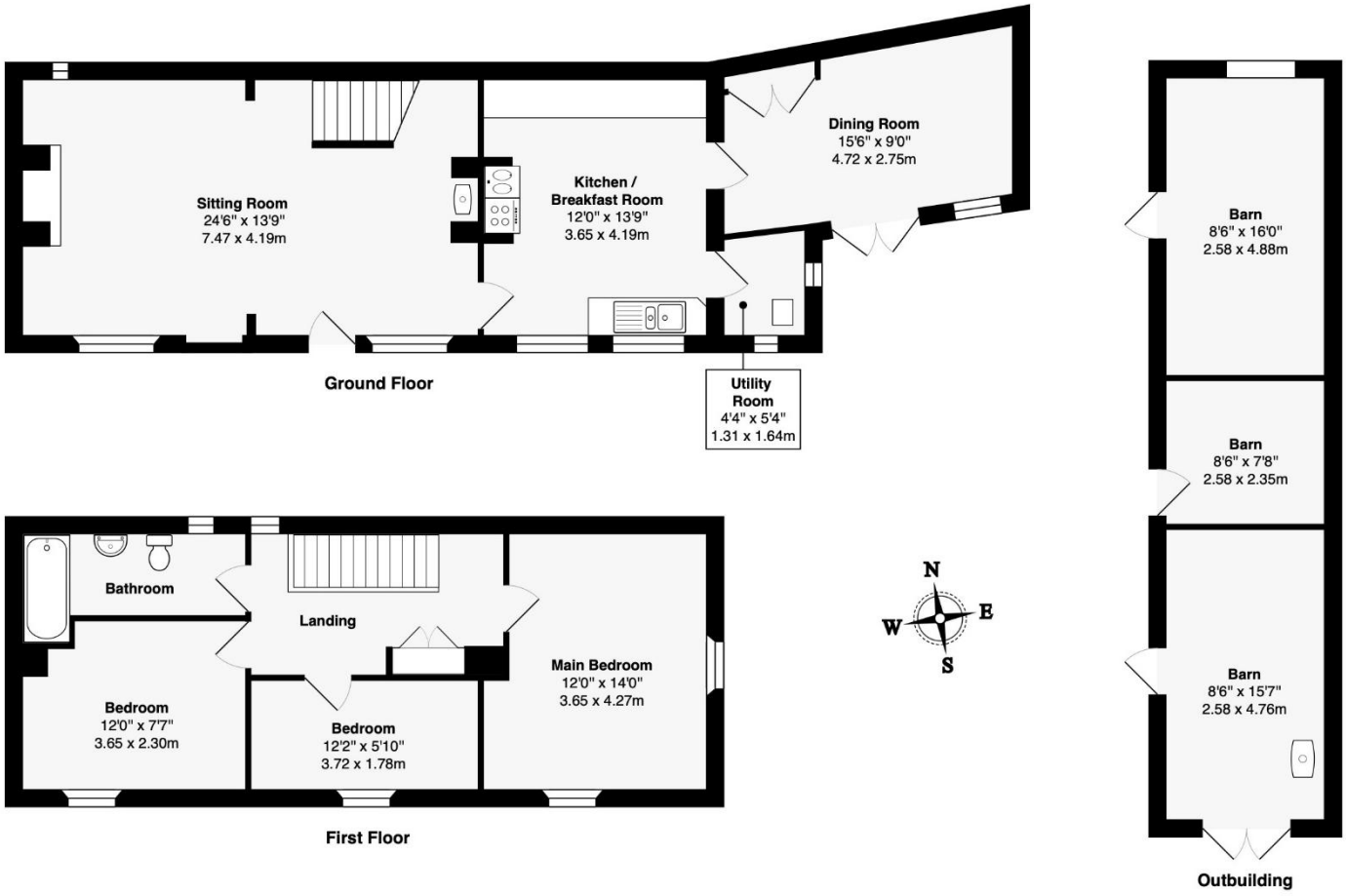
Whether sitting out with morning coffee or evening glass of wine, or messing about on the river, being immersed in the sights and sounds of nature at River Cottage makes every day feel like a holiday. Look out for the owl and the otter, the blue flash of the kingfisher and the wonderful dragonflies hovering to catch their prey. Watch shoals of fish dart about in the clear waters, while listening to the warblers amongst the willows.

Set up a marquee for those special celebrations. Pick apples, plums and black walnuts from your own orchard. An eminent flute maker and friend of the Morgans' son, recalls exciting times as a 10-year-old: "The river here became a hugely important part of my early life. We swam in it, fished in it, had punts and canoes, made dens in the wooded bits." Whatever your age, you'll be excited by River Cottage, too.









Area of Main House: 1186 ft2 … 110.2 m2
Area of Outbuilding: 339 ft2 … 31.5 m2
Total Area: 1525 ft2 … 141.7 m2

This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.

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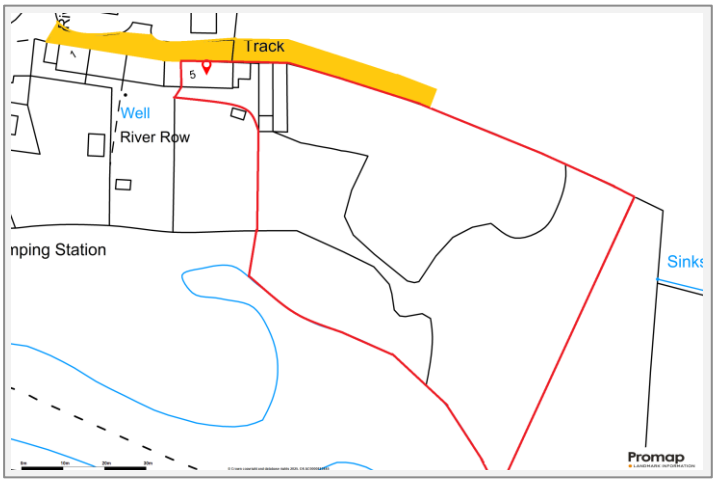
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Yellow denotes unrestricted right of access to property and gardens

To discuss this unique home or one you wish to sell, please contact us.

Artistry Property Agents | 36 St Peter's Street | Bedford | MK40 2NN

T 01234 889987 | E info@artistryproperty.co.uk

www.artistryproperty.co.uk