



HILL FARMHOUSE
RENHOLD

JACKSON-STOPS 

HILL FARMHOUSE, WATER LANE, RENHOLD, BEDFORDSHIRE MK41 0JH

TOTAL APPROX. FLOOR AREA 3322 SQ FT / 308.6 SQ M (excluding garage and outbuildings)

A CLASSICALLY STYLED AND PROPORTIONED
GEORGIAN FARMHOUSE SET IN A PRIVATE
BUT NOT ISOLATED POSITION AND
ENJOYING A PLOT OF 1.6 ACRES.



DISTANCES

BEDFORD	3 MILES
BEDFORD STATION	4 MILES
A1	6 MILES
M1 JUNCTION 13	12 MILES

GROUND FLOOR

- Entrance hall
- Drawing room
- Sitting room
- Dining room
- Kitchen/breakfast room
- Diary/utility room
- Cloakroom
- Second entrance hall

FIRST FLOOR

- Principal bedroom with ensuite
- Second double bedroom with dressing room
- Three further double bedrooms
- Family shower room or second ensuite facility
- Large attic storage area

OUTSIDE

- Ample parking for 4/5 vehicles
- Second driveway and detached garage
- South and west facing gardens
- Post and railed paddock
- 4 stables, tack room and feed store
- Large potting shed and greenhouse
- Close to attractive river Ouse and woodland walks
- PLOT OF APPROXIMATELY 1.6 ACRES



THE PROPERTY

A rare combination of a Grade II Listed period farmhouse with a substantial garden and paddocks ideal for those who enjoy rural, country hobbies or equine pursuits.

Located in a village end with little passing traffic, Hill Farmhouse stands attractively on its plot with an in and out driveway and garaging. The gardens and paddocks wrap around the farmhouse and include a block of four stables, tack room and feed store.

The property is perfectly placed for commuters having easy access to the A421 leading to the A1 and Junction 13 of the M1 with mainline stations at Bedford (going to St Pancras and the City straight through to Gatwick Airport) St. Neots and Sandy go to London, Kings Cross. Excellent education facilities are within easy reach and include the renowned Harpur Trust schools at Bedford and Kimbolton School just 13 miles away.

The farmhouse comprises 3322 sq ft of living space with several dual aspect rooms with character fireplaces and beams, a farmhouse kitchen/breakfast room, dairy, five double bedrooms and a dressing room, second ensuite facility or family shower room.

A viewing is recommended to appreciate the lifestyle opportunity on offer at Hill Farmhouse.

ACCOMMODATION

The property is entered via a spacious entrance hall, with exposed beams and timbers, all the living rooms flow to the left and right. Within the hall there is a spacious cloakroom with wash basin, wc and a meter cupboard.

The garden entrance hall has a staircase with a cupboard underneath and a door to the garden, garage and paddock. Flowing from this hall are the drawing and sitting rooms which are both well-proportioned with feature fireplaces and pleasant views over the gardens.



Lying to the right of the main entrance hall, the dining room has an attractive quarry tiled floor with an open fireplace and window to the front aspect.

Forming the heart of the home, is the farmhouse kitchen/breakfast room which features an oil-fired AGA set into a chimney housing with tiling. For every day needs there is a range of base and wall units with an inset butler sink and two traditional walk-in pantry cupboards, one of which has plumbing for a washing machine. Integrated appliances include a microwave, electric hob, oven and fridge with plumbing for a dishwasher. The room is dual aspect with windows to the front and rear with a door leading to the rear courtyard, stables and garden.

With access from the hall and courtyard, the original dairy offers excellent space for storage, laundry, games/riding clothes and equipment and wine.

FIRST FLOOR

Echoing the hall, the landing flows to both the left and right and has a door providing access to a large walk-in attic storage area, along with a shelved linen cupboard.

With pleasant views over the garden and paddock, the main bedroom is dual aspect and includes a built-in wardrobe and an ensuite comprising bath, wash basin, WC and heated towel rail.

A second bedroom suite lies at the opposite end of the house and features a double bedroom with a good size dressing room or landing area with a range of built-in wardrobes. A shower room here can serve the remaining bedrooms or provides an ensuite facility to the second if required.

There are three further double bedrooms with the third having a sink unit, wardrobes and views over the grounds. The fourth bedroom also has a sink unit.



OUTSIDE

The property is approached via Water Lane and has an in and out gated driveway with boundary hedging, a mature chestnut tree and ample parking on the drive for four to five vehicles. Further along the Lane there is a second drive providing access to the detached garage which has an electric up and over door, windows, power, light and a personal door to the garden.

The gardens are mainly laid to lawn with mature trees, shrubs and face to the south and west along with the post and railed paddocks. These could easily be combined to create larger formal gardens or recreational areas for children to enjoy. Set on the northern boundary there is a block of four stables, a tack room and feed store with power supply and lights to the stables and a light and power socket in the tack room.

Further garden areas adjacent to the house include courtyard and patio areas with a large potting shed which has a light and a large greenhouse.

LOCATION

The village of Renhold is located to the north east of the county town of Bedford and provides a village shop, a public house and a church. The area is very well served for schooling of all ages including the renowned Harpur Trust schools in Bedford and Kimbolton School. There is a lower school in Church End with a middle school in Great Barford and an upper school in Bedford.

PROPERTY INFORMATION

Services: Mains water, electricity and private drainage
Grade II Listed ref 1321205 18/8/1983

Local Authority: Bedford Borough 01234 267 422

Outgoings: Council Tax Band "G"

Tenure: Freehold **EPC Rating:** "Exempt"

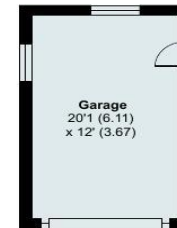
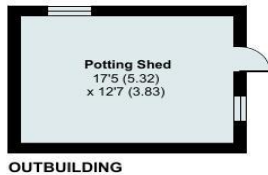
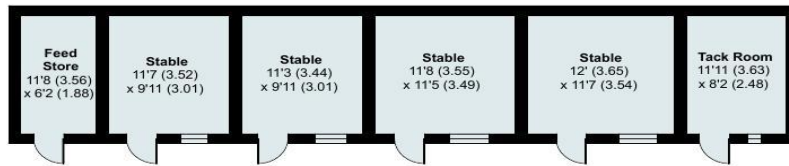




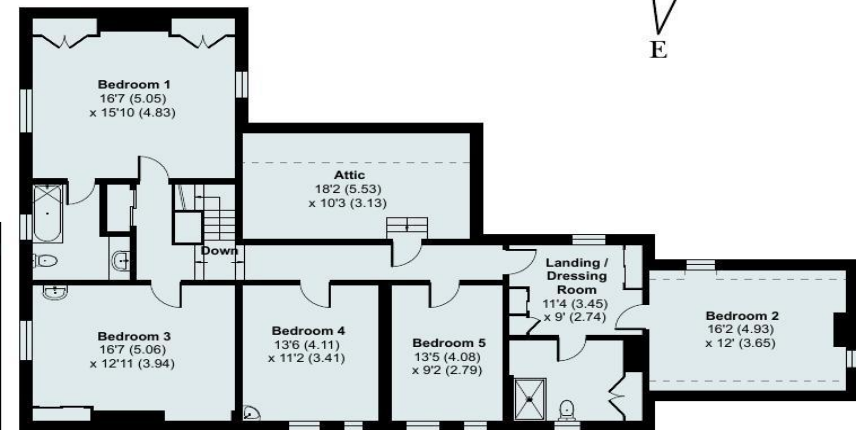
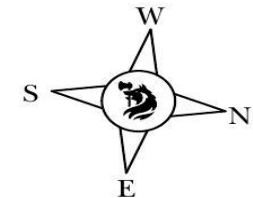
Hill Farmhouse, Water Lane, Renhold

Approximate Area = 3322 sq ft / 308.6 sq m
Including Limited Use Area(s) = 87 sq ft / 8 sq m
Garage = 241 sq ft / 22.3 sq m
Outbuilding = 888 sq ft / 82.4 sq m
Total = 4538 sq ft / 421.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Jackson-Stops. REF: 1512692.

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