

Odell, Bedfordshire

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A Grade II listed detached former farmhouse, with a detached annexe, originally dating from the 17th century with 2.55 acres of formal gardens and woodland and extensive river frontage onto the Great Ouse.

Castle Farm House

High Street, Odell, Bedfordshire,
MK43 7BB

5 bedrooms

4 reception rooms

4 bathrooms

EPC Exempt

The property is in the village conservation area and is of Limestone construction under a tiled roof. The accommodation has three reception rooms, all with character features including period fireplaces and beams. The ground floor also has an open plan kitchen/breakfast room, a study, a conservatory, a utility room, and a cloakroom and shower room. There are stairs to a cellar and to a studio on the first floor. The galleried landing gives access to four bedrooms and a bathroom. The principal bedroom has an en suite and dual aspect windows with views of the garden and Great Ouse beyond. The second floor has a further bedroom and a bathroom.

The detached single storey annexe has an open plan kitchen/sitting/dining room, a bedroom with en suite, a bathroom and a utility room.

The property is accessed off the High Street to a drive shared with the neighbouring property, each with right of access to their own property only. It leads to a parking area and two garages and a carport.

- Grade II listed detached former farmhouse
- Five bedrooms; one en suite, bathroom, shower room
- Sitting room, dining room, snug, conservatory and study
- Kitchen/breakfast room, cellar, first floor studio
- Oil fired heating
- Detached self contained annexe (council tax B)
- Gardens and grounds with river frontage of 2.55 acres
- Driveway parking, two garages and carport

Additional Information

- Mains water, Electricity
- The Local Authority is Bedford Borough Council
- The property is in council tax band G

Principal Reception Rooms

The dual aspect sitting room has panoramic views of the garden and an Adam style fireplace with an inset log burning stove and recessed shelving on one side. The stone, timber and glazed conservatory has a quarry tiled floor, two sets of doors to the formal garden, and houses a mature grapevine. The formal dining room has a feature open fireplace with an inset former range. There are shelved storage cupboards and bookshelves spanning one wall. The snug has a traditional fireplace with a tiled hearth and floor to ceiling bookshelves set either side. There is an original built-in shelved cupboard and dual aspect windows with window seats for views over the garden.













Kitchen/Breakfast Room

The kitchen/breakfast room has windows to the rear with views of both the gardens and Ouse Valley beyond. It is fitted in a range of pine units with work surfaces incorporating an inset sink. There is also a walk-in shelved pantry, a cast iron feature fireplace, and a door to the rear garden. The rear hallway provides access to the cloakroom and the separate study. A staircase from the hallway leads to a first floor open plan studio.







Gardens and Grounds

The formal gardens extend to 2.55 acres and are a particular feature including lawns with established well stocked borders with mature trees, shrubs, and flowers including roses. There is a former tennis court, an orchard with apple trees, including plum, cherry and pear trees and a vegetable garden leading down to the river frontage of the Great Ouse. Paths lead to a meadow enclosed by post and rail fencing, and densely wooded areas with mature trees including Willow. There are panoramic views of North Bedfordshire countryside. A formal lawned area has an outbuilding which houses a heated indoor swimming pool with a changing room and plant, jet stream and filtration equipment.



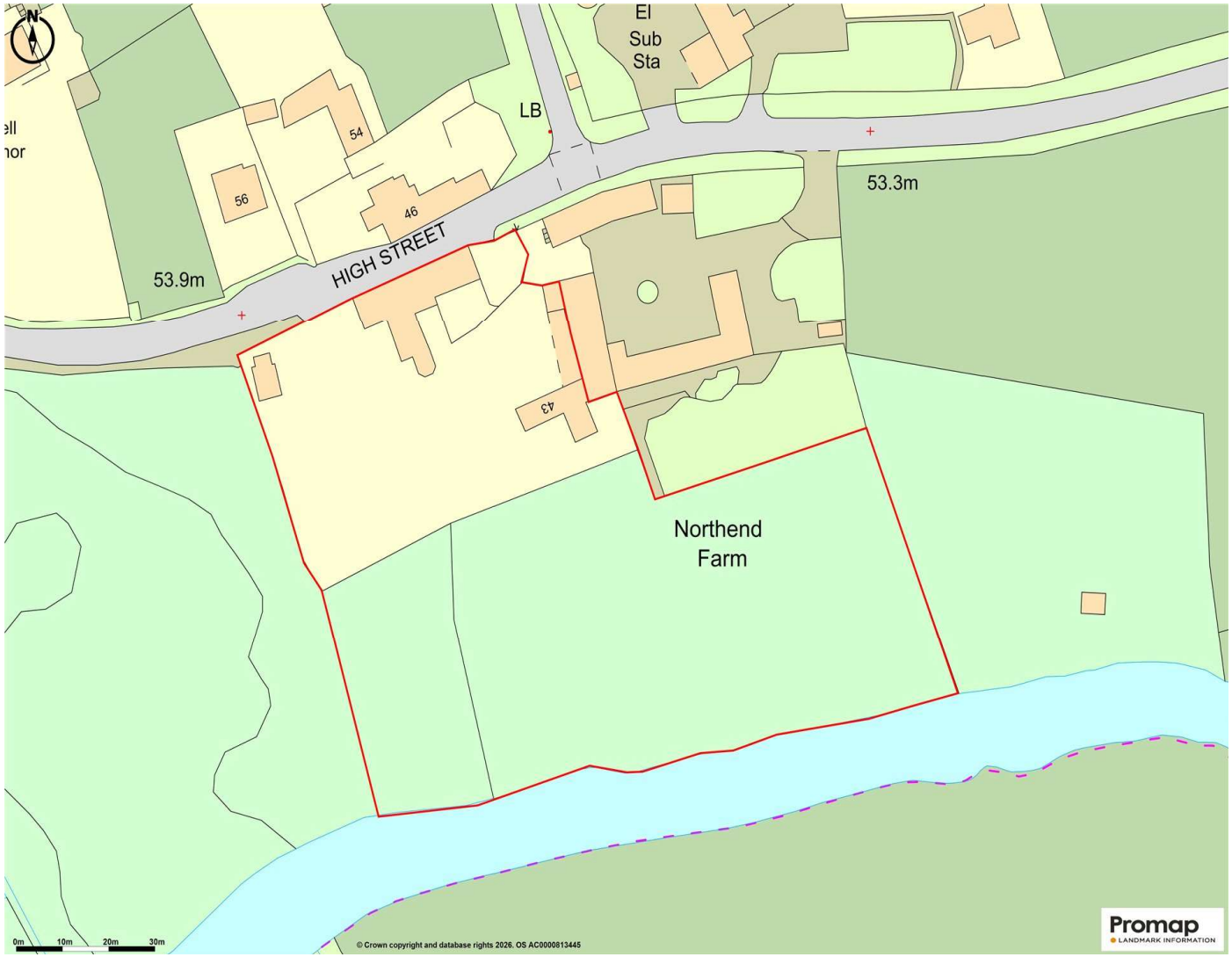


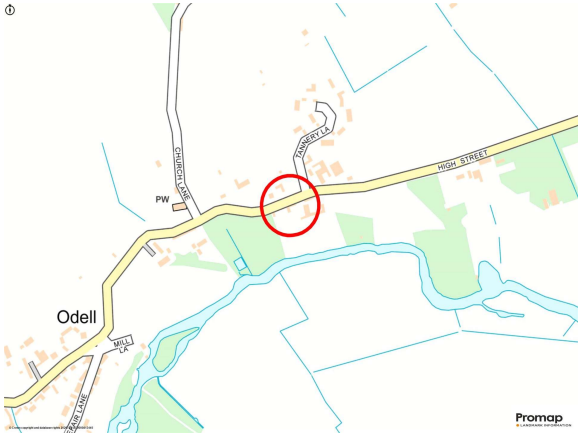


Total = 6467 sq ft / 600.7 sq m (excludes carport)
Approximate Area = 4659 sq ft / 432.8 sq m
Limited Use Area(s) = 67 sq ft / 6.2 sq m
Garages/Store = 377 sq ft / 35 sq m
Annexe = 958 sq ft / 89 sq m
Outbuilding = 406 sq ft / 37.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Situation and Schooling

Odell has mainly 17th and 18th century stone buildings in a conservation area in a wider area of special landscape value. The village has a refurbished public house and a 15th century church. Harrold and Sharnbrook, both about 2 miles away, have other amenities. Harrold Lower and Middle Schools have good Ofsted reports and feed into Sharnbrook Upper School. Bedford, 9 miles away, has the independent Harpur Trust schools. The property is just 5 minutes' walk from the Harrold Odell Country Park.

3 miles from A6 Sharnbrook

9 miles from Bedford station

44 minutes from St. Pancras Intl.

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