ARTISTRY
PROPERTY AGENTS

The Cottage, 8 Church Road

Barton-le-Clay, Bedfordshire MK45 4LA

PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY

Option to buy field behind

Picture-Perfect C17th Cottage, Opposite Church - With Pool, Annexe, and Outdoor Office – in a Village Full of Amenities

A quintessential English country cottage, with nearly 3000 sq. ft., at least five bedrooms and a detached double garage currently converted into an office, gym and guest bedroom or teenage retreat. Gorgeous gardens of over a quarter of an acre come complete with swimming pool and pond, and back onto a field that you have an option to buy. Timber-framed and roofed in Norfolk reed - the most durable and long-lasting thatch - 'The Cottage' sits opposite the beautiful Grade I-listed, St Nicholas church, towards the end of a leafy no-through lane. Within the conservation area of Barton-le-Clay, an historic Bedfordshire village with every facility and amenity, the property is just 3.5 miles from Harlington Railway Station yet surrounded by beautiful countryside. The setting is tremendous, the home a total delight.

It takes just 20 minutes to cycle from The Cottage to Harlington Station and a similar time to drive to Luton, from where fast trains take little more than 20 minutes to reach London. A bus will take you from the village to Luton Airport. And a few minutes away, the A6 will provide speedy access to the new Universal Studios and Wixams Station, which will provide a fast link between Oxford and Cambridge. The A6 also takes you to Bedford and the world-renowned Harpur Trust schools – private school buses will pick up children from the village, too.

There are also highly regarded schools in Barton-le-Clay itself, with both lower and middle schools just a few hundred yards walk from your new home. With the upper school in Harlington, the village is well-placed for schools for all ages, and all are rated by Ofsted 'Good' or 'Outstanding' in all areas.

Moreover, you can leave your cars in your gravelled drive and walk to shops and supermarkets, surgery and pharmacy, pubs and restaurants. Play tennis in the park at the end of the field. You even have a library. Four-legged family members are not left out - the village vets will look after them. And your fit and healthy dog will be able to take you walking for miles into the Barton Hills, to Barton Springs, to the Iron Age fort at Sharpenhoe Clappers, and further into the Chiltern Hills – a designated area of outstanding natural beauty on the doorstep of your outstanding family home.

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AT A GLANCE – 5 bedrooms / 3 bathrooms / 0.275 acres

- **Annexe** (former double garage) – currently set out as Hall; Office; Gym, Bedroom/Teenager retreat above / doors to drive; stable door to decked terrace at back
- **House**: Entrance Hall, with **Cloakroom** at front / Open porch for boots and shoes etc. to side
- **Kitchen/Breakfast room** – appliances: Lacanche elec/gas range cooker and Fornair hood; undermounted bowl/drainer grooves, with Siemens dishwasher behind door; American-style fridge/freezer, with ice and water dispenser; washing machine and microwave behind doors (by neg.)
- **Dining room**, with gas, woodburner-style stove in open fireplace / 2 sets French doors to terrace
- **Sitting room**, with multifuel stove in inglenook fireplace/ **Family/television area** separated by open, exposed wall timbers
- **Study/Snug** / French doors to Poolside
- Landing, with **Airing cupboard**
- **Main bedroom, with Shower room** and adjoining **Dressing room**, with fitted, oak wardrobes (could convert back to single bedroom and can be used as a nursery now / **Double bedroom, with Shower room** / 2 **further double bedrooms**
- **Bathroom**, with freestanding bath
- Mains gas central heating – Worcester boiler (installed Mar. 2026 – under warranty) / Security, inc. CCTV
- 0.275 acre-Gardens front and back / **Pool** (Air-Source pump; pool cover – both 2023) / Pump room / **Outside loo** / Tool and Bike sheds / Shed / Hidden, gated bin/storage area / **Driveway parking for at least 4 cars**

FURTHER FACTS & FIGURES

- **Full fibre broadband availability** / Council tax band: G / Grade II-listed / Re-ridged 2020; Garage re-thatched 2023
- Luton Railway Station: 6.5 miles – fast trains to London: 22 minutes / **Harlington Station: 3.5 miles**
- Schools: Ramsey Manor: 700 yds / Arnold Academy: 350 yards / Harlington Upper / **Private** – Orchard (0-9 yrs): in village 1.7 miles / Bedford: 14 miles
- **Village: shops**/pubs/restaurants/surgery/chemist/dentist/vet

Built in 1601 when Good Queen Bess was on the throne, The Cottage is a youngster compared to the 12th century church that watches over it, with its beautiful, chequered-stone tower. Once three cottages, generations of families who have lived here would be amazed to see it now.

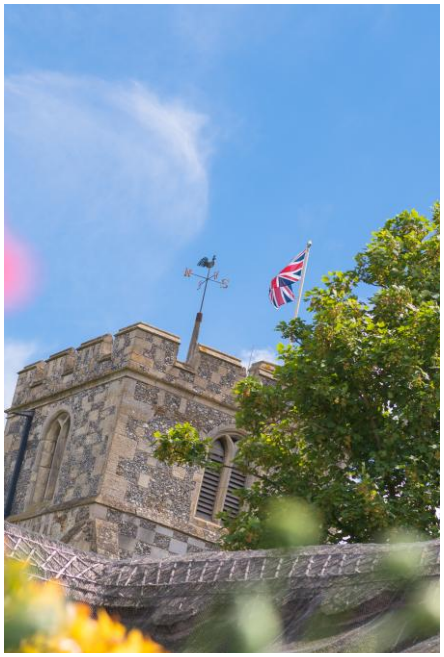
Its charm and character remain undimmed, with its eyebrow windows peeking out beneath its thatch, and its beautiful timbers, solid oak latch doors and oak and terracotta floors. Yet now three have become one, and three bathrooms have been added, along with a bespoke, granite-topped, painted Shaker-style kitchen, built around high-end appliances including a superb Lacanche range – "Serious cookers for serious cooks" – you have all the space and facilities today a modern family could wish for.

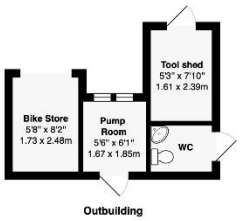
Quirkily, one of the wonderful, sloping-ceilinged bedrooms has an internal window that once may have been external. All still have lovely views of the church, of the churchyard, enclosed by 19th century railings that survived the war effort, or of magnificent trees in the gardens front and back, from where tawny owls deliver their distinctive duet. Fortunate teens - or guests - will love the vaulted-ceilinged annexe bedroom.

There's space to work and to work out, to relax in front of the television or the beautiful inglenook's woodburning stove, which sends warmth around the home. And space to study - until the pool, in its wonderful walled spot on the other side of French doors proves too alluring. Entertain friends to dinner in yet another beautifully beamed room, which opens in summertime through two sets of French doors to the flagstone terrace. And to the gorgeous gardens.

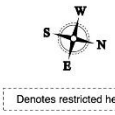
Beautiful borders and rockeries are alive with nature; roses and poppies vie for attention with lilies and lavender, ferns and foxgloves - as inside the house, beauty at every turn. Roses and jasmine climb the back walls, wisteria the reclaimed-brick and slate gazebo, where you can eat, drink and be merry, come rain or shine.

Children can climb, swing and build their den hidden by variegated holly and blossoming lilac. Relax beside the pond watching dragonflies flitting across the water, fish darting beneath the pretty lilies and irises. And then there are those pool parties. Happy family memories are made of this.

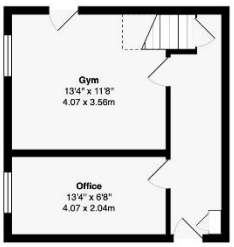




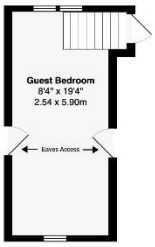
Outbuilding



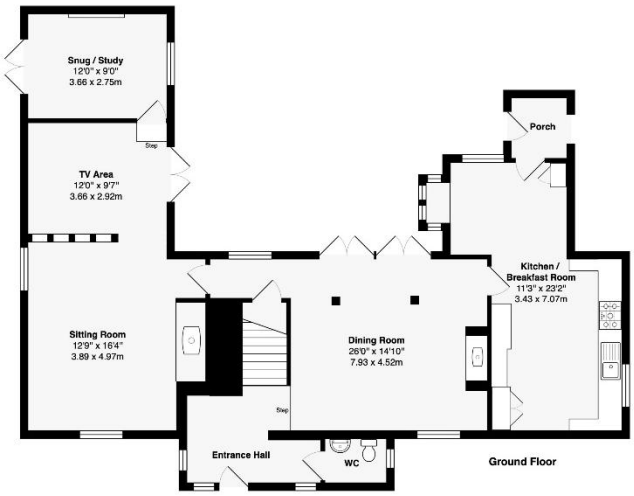
Denotes restricted height



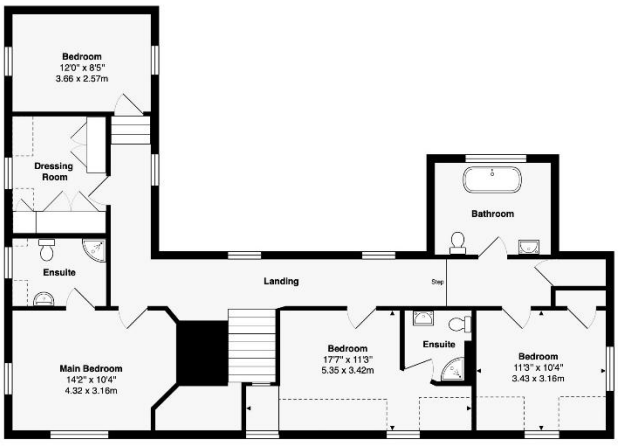
Annexe Ground Floor



Annexe First Floor



Ground Floor



First Floor

Area of House: 2315 ft2 .. 215 m2
Annexe: 512 ft2 … 47.6 m2
Outbuilding: 149 ft2 … 13.9 m2
Total Area: 2976 ft … 276.5 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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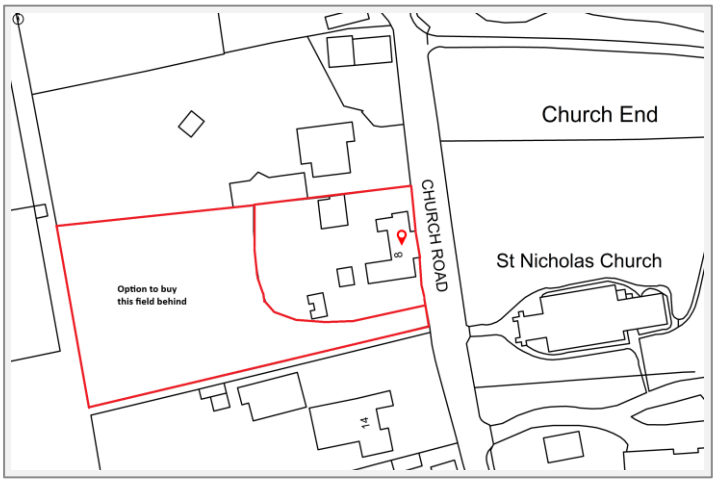

Agent note: There's an option to buy the lower field.

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

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