

**T H E   M A N O R**  
**Y I E L D E N**







# The Manor

CHURCH LANE | YILDEN | BEDFORDSHIRE | MK44 1AU

- Stunning Arts and Crafts eight-bedroom Country Home
- Versatile accommodation
- Beautiful landscaped grounds and paddocks of over 9 Acres
- Leisure facilities including swimming pool and tennis court
- Host of impressive character features and charm

## MAIN HOUSE

### Ground Floor:

- Entrance Hall • Sitting Room • Dining Room
- Study/Snug • Family Room Games/Sitting Room • Garden Room • Bar • Kitchen/Breakfast Room • Rear Hall • Boiler Room
- Utility Room Boot Room • Cloakroom • Gardener's WC

### First Floor:

- Five Bedrooms • En Suite Bathroom • Family Shower Room

### Second Floor:

- Two Bedrooms • Landing • Storage

## COTTAGE

### Ground Floor:

- Entrance Hall • Cloakroom • Kitchen/Breakfast Room
- Sitting Room • Utility Room • Rear Porch First Floor: Bedroom and Bathroom

## OUTBUILDINGS, GARDENS AND GROUNDS

Detached L-Shaped Outbuilding comprising Double Garage, Quadruple Garage and Single Garage, Barn, Dog Run and Kennels, and Bespoke Greenhouse

Additional Detached Garage Block (50ft. 6 x 18 ft. 3), Detached Tennis Pavilion/Changing Room

Plot in excess of 9 Acres Including Formal Gardens, Enclosed Paddocks and Meadow, Tennis Court, Heated Outdoor Swimming Pool

### TOTAL GROSS INTERNAL FLOOR AREA:

- Main House and Cottage: 6,884 sq. ft.
- Outbuildings Space: 3,818 sq. ft.



**THIS IS A HOME FOR ALL AGES, IDEAL FOR PARTIES AND CELEBRATIONS BUT ALSO A PLACE FOR FAMILY TIME AND TRANQUILLITY WHEN DESIRED.**

**WITH SECRET SPOTS TO HIDE AWAY YET WITH OTHER AREAS TO BE SOCIABLE, IT IS RARE TO FIND THIS ALL IN ONE HOME.**

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The Manor is truly unique in many ways.

A considered refurbishment, that was not restricted by budget, ensured it retained much of its period splendour, typified by the exquisite geometric stone mullion bay windows extending throughout the ground and first floor. These windows beautifully contrast with the shades of berry coloured bricks.

The property occupies a setting extending to over 9 acres, and is privileged with sports facilities and countryside views.

The enhanced Arts and Crafts aspects of the property, with injections of opulence and modern styling, create a prolific family home being the place for peace and party all in one.

The flexible ground floor living space lends itself to fantastic entertaining space with each of its versatile rooms benefitting from wonderful light, beautiful outlooks and a charm of its very own.

Originally constructed in the Victorian era, and with the addition in the 1920s of the Arts and Crafts facade, it provides extensive living space over three floors approaching 7000 sqft in total. Its suite of ground floor rooms provide versatility to suit any required arrangement and can also be easily enhanced by extension if required as the property is not Grade 2 listed.

(Subject to the relevant Permissions)







## **“THE HOUSE IS LIT UP WITH FIRES IN THE WINTER AND BATHED IN SUNSHINE IN THE SUMMER.”**

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The approach to The Manor is via a tree-lined driveway and the elegance of the Arts and Crafts period is immediately apparent as the house greets you face on.

Upon entering The Manor you are met with a harmony of wood, stone and metal from the herringbone arranged flooring to the feature fireplaces, exposed beams and plaster cornicing. This is complemented by its sunny and light disposition with many of the rooms enjoying a dual aspect.

The current owner has sympathetically and beautifully renovated this architectural tour de force for modern living, by either retaining the essence of the original design or by adding modern styling elements.





**GAMES ROOM 512 ft<sup>2</sup>**

**VAULTED CEILING AND SECTIONAL**

**DUAL ASPECT BI-FOLD DOORS**







The games room is delightful, with the vaulted ceiling, sectional full width glass doors and the Mark Wilkinson bespoke bar. The inside flows to the outside with little effort and this space is perfect for parties and entertaining. The terrace leads to the swimming pool and the tennis court.

## THE KITCHEN / BREAKFAST ROOM

The kitchen/breakfast room is the hub of the home and joins the two wings of the house. It is equally impressive with its marble central island breakfast bar and twin sash windows overlooking the terrace.

It is fitted with modern hand-built cabinets which include glazed display cabinets and deep shelved storage cupboards, finished off with granite worksurfaces. Integrated Neff appliances include an induction hob, a conventional electric oven, two grills, a combination oven, a plate warming drawer and a dishwasher.

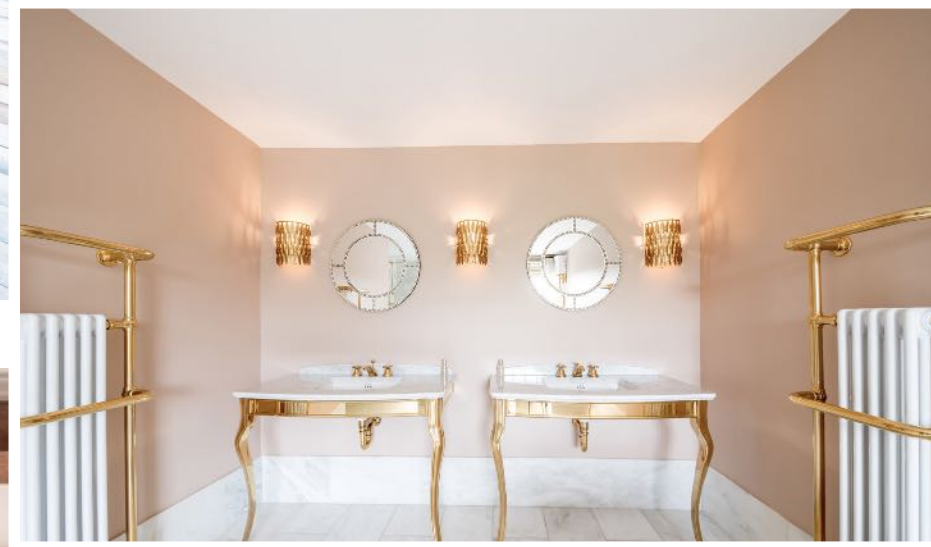








## MASTER ROOMS





## FIRST FLOOR

The Landing is lit by the natural light from the full height window over the stairs which also accentuates the plaster detailing to the ceiling, The bedrooms are arranged over two floors with a stunning master suite occupying the entire front elevation. In the current configuration the Master Suite boasts a dual aspect Master bedroom, a morning room, a dressing room and an ensuite which is fitted with a white Imperial range of sanitaryware with gold taps and fittings, including a slipper bath, a walk-in screened shower area with a fitted power shower and twin washbasins set in gold washstands with marble shelving over.

The third bedroom has a traditional fireplace and a bay window with a seat over looking over the ornamental garden. Bedroom Five has a traditional fireplace and a window overlooking the gardens and paddocks. The family shower room is fitted with a white Imperial suite and has a walk-in screened shower enclosure and a wash basin set into a floating vanity unit.

## SECOND FLOOR

The second floor has two further bedrooms with bespoke bedroom furniture and a landing area which is also fitted with bespoke bedroom furniture. Both bedrooms have leaded light porthole windows that look over the front drive and orchard.





FLOORPLAN



The Manor, Church Lane, Yelden, MK44 1AU

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## MANOR COTTAGE

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In addition to the main property, there is an impressive detached fully self-contained, purpose built cottage.

Visiting friends and family will enjoy Manor Cottage's relationship to the main house as it is close enough to be part of the house but far enough away to be separate.

In the cottage, the ground floor makes good use of space with a sitting room, utility room and kitchen breakfast room all looking across the gardens. The first floor accommodates the bathroom and bedroom which has views across the countryside.







## GARDENS AND GROUNDS

The Manor is a haven of tranquillity as you are transported away from the business of life into instant calm. The elegant country gardens and paddocks extend to over 9 acres.

Formal lawns juxtapose beautifully well stocked borders and various seating areas are ideal venues to enjoy and to take in both the architecture of the building and the calm of the countryside.

A hard surface tennis court and heated swimming pool provide a sporting essence which is enhanced by the period style tennis pavillion.

The outbuildings provide vehicle storage for at least 8 cars, enough for a small collection, and the dog run and kennels could easily become stabling.

There is enough space for the erection of further outbuildings  
(Subject to planning Permission).



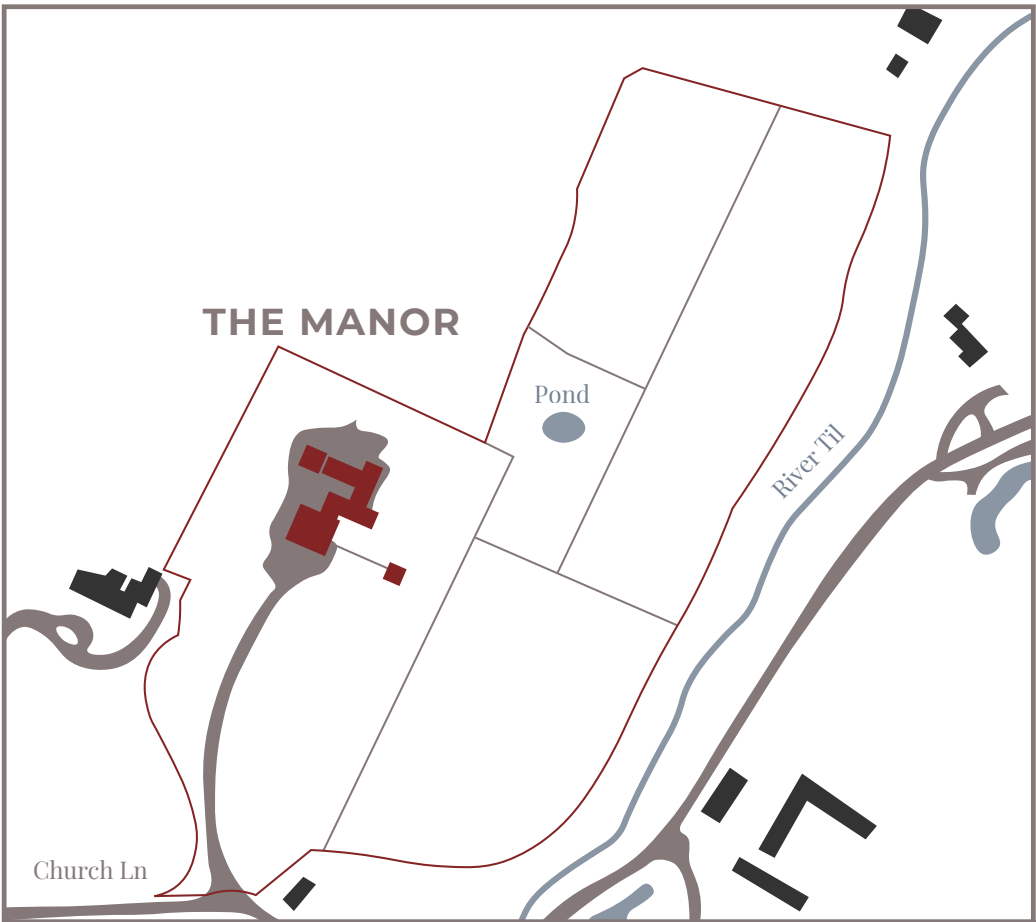
## LOCATION

### The Village

Yielden has a church and a village hall used for community activities. Lower schooling is found in the nearby village of Riseley and the village also lies within the catchment area of Sharnbrook Academy. The Harpur Trust schools are in Bedford 12.4 miles away. Other accessible private schools are Kimbolton 7.1 miles away, Oundle 15.5 miles away, Uppingham 26.3 miles away and Oakham 32.4 miles away. Both the M1 and A1 are easily accessible by the A45 and A14 and there are regular trains from both Bedford and Wellingborough to London. Rushden provides local shopping within the new Rushden Lakes Complex as well as a Waitrose supermarket. There are also extensive shopping facilities in Bedford, Milton Keynes and Northampton.

### Directions

From Bedford proceed north on the A6 via Clapham, Milton Ernest and Bletsoe. Turn right to Newton Bromswold On reaching the village continue on to Yielden. In the village take the second left hand turn into Church Lane and the entrance to The Manor is on the right hand side. If travelling from Northampton and the M1 at junction 15 take the A45 west past Wellingborough to Higham Ferrers. Just beyond Higham Ferrers at the junction with the A6, turn right signposted to Bedford. Pass the left hand turn to Kimbolton and then take the next left turn to Newton Bromswold. and then proceed as above.



**Rushden:** 5.5 miles

**Northampton:** 20 miles

**Cambridge:** 34 miles

**London:** 68 miles

**Luton Airport:** 43 miles

**Birmingham Airport:** 64 miles

**Heathrow Airport:** 73 miles

**Wellingborough station:**  
9.5 miles

**Wellingborough:** London St.

Pancras International: (50 mins)

**A6 (Blet soe):** 8 miles

**A1 (St. Neots):** 15 miles

**M1 South (junction 13):** 25 miles

**Bedford station:** 12.9 miles

**Bedford:** London St. Pancras  
International: (47 mins)

## EDUCATION

*Sharnbrook Academy: 7 miles*  
*Kimbolton School: 7 miles*  
*Wellingborough School: 9 miles Oundle School: 16 Miles*  
*Bedford Harpur Trust Schools: 16 miles*  
*Spratton Hall school: 23 miles*  
*Uppingham School: 30 miles*  
*The Perse, Cambridge: 32 miles*  
*Oakham Independent School: 36 miles*

## ENRICHMENT

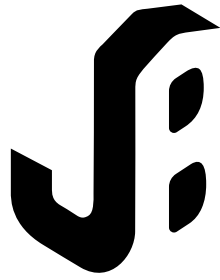
*Grafam Water: 13 Miles*  
*Wrest Park: 25 Miles*  
*Woburn Abbey Safari Park: 24 Miles*  
*Woburn Golf Course: 27 miles*  
*Newmarket Racecourse: 44 miles*

## SHOPPING

*Rushden Lakes 5.3 Miles with Waitrose, M&S Food Hall and a full range of clothing shops and leisure facilities*

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