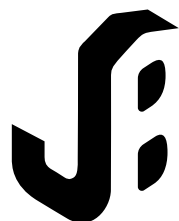


T H E H A Y D E N S
B L E T S O E





THE HAYDENS

RUSHDEN ROAD | BLETSOE | BEDFORDSHIRE | MK44 1QN

- 5 Bedroom Country Home
- Versatile accommodation and outbuildings
- Landscaped grounds and paddocks of 3.75 acres
- Leisure facilities including swimming pool and all-weather equestrian arena
- Host of impressive character features and charm
- Further potential for commercial enterprise

MAIN HOUSE

Ground Floor:

- Entrance Hall • Family Room • Dining Room
- Study/Playroom with En Suite • Kitchen/Breakfast Room with Conservatory • Utility Room • Cloakroom •
- 600+ sq ft Garage •

First Floor:

- Sitting room • Roof Terrace • Two Bedrooms •
- Family Bathroom

Second Floor:

- Master Bedroom and En Suite • Bedroom 4 with Study •
- Bedroom 5 and En Suite • Landing •

OUTBUILDINGS, GARDENS AND GROUNDS

Detached Outbuilding comprising brick built triple stable block, wooden framed stables, block built barn for modular stables, appliance sheds, hay barn.

Plot approaches 3.75 Acres Including Lawned Gardens, Enclosed Paddocks and All weather arena, Heated Outdoor Swimming Pool with Haddonstone balustrades

TOTAL GROSS INTERNAL FLOOR AREA:

- Main House excluding garage: 3,327 sq. ft.
- Outbuildings Space: 4,950 sq. ft.

**AN EQUESTRIAN CENTRE WITH
SEPARATE PADDOCKS, AN ALL WEATHER
ARENA AND OUTBUILDINGS
APPROACHING 5,000 SQ FT**

**IF YOU ARE LOOKING FOR A TURN-KEY
EQUESTRIAN SOLUTION OR A HOME
THAT MAY CATER FOR COMMERCIAL
VENTURES, THIS MIGHT VERY WELL BE IT.**

A fabulous five bedroom property approached via a sweeping driveway to give an immediate impression of tranquility and privacy. And yet behind the scenes the property is buzzing with life with its superb swimming pool and excellent equestrian facilities.

All set on a plot of approximately 3.75 acres this unique property surely ticks all the boxes and even has plenty of potential for further development.

Nestled within the Bedfordshire countryside and yet within easy reach of shops and schools, The Haydens is ideally situated for either working from home or for commuting to London.

Imagine leaving behind the hustle and bustle of the city to come home and unwind in the relaxing calm of the countryside.





“WITH ALL THIS PROPERTY HAS TO OFFER IT DOESN'T GET BETTER THAN STAYING AT HOME.”

The accommodation is certainly versatile here.

There are three reception rooms on the ground floor as well as a cloakroom, utility room, shower room and an open plan kitchen/breakfast room.

The shower room is adjacent to the third reception room making it an ideal option for an additional en suite bedroom with even further potential for a sitting room and kitchen to be incorporated into the rear of the garage to create a self contained annexe if required.

Alternatively it could be used as a playroom or perhaps a study, perfect for those wishing to work quietly from home.





THE LAWNED GARDENS, ROOF TERRACE, POOLSIDE PERGODA, TIMBER CABIN BAR, AND HEATED POOL ALL PROVIDE THE HAYDENS WITH A PERFECT LEISURE SPACE FOR FAMILY TIME, PARTIES AND ENTERTAINING.





THE KITCHEN / BREAKFAST ROOM

The kitchen/breakfast room is certainly the hub of the house. It has been designed to achieve a clever blend of modern and traditional styles with a bespoke range of units, granite work surfaces, integrated appliances and an electric SMEG double oven, all complemented by stunning natural slate flooring.

There is plenty of room in the conservatory area for family meals but for more formal entertaining there is a large dining room which despite being open plan is still able to create an intimate space. This area and the adjacent family room are full of charming features such as beautiful feature fireplaces, wooden flooring and large bay windows overlooking the front. For an individual feel there is the very stylish spiral staircase leading up to the main sitting room.



ENTERTAINING



FIRST FLOOR

On the first floor the sitting room is simply stunning.

Spanning the entire width of the house it has plenty of natural light and there are two electric log burning stoves for those cosy winter evenings.

Glazed double doors open onto a large balcony which is yet another unique and special feature of this property. Overlooking the pool and surrounding countryside, and with steps down to the garden, this area is the perfect place for sitting out in summer evenings.

There are also two double bedrooms on this floor together with a large bathroom which has a separate double shower and a freestanding bath.

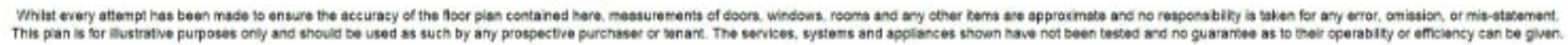
SECOND FLOOR

The second floor has a shower room and three further bedrooms.

This includes the magnificent master bedroom which has far reaching views over the gardens and open countryside, its own en suite bathroom and a dressing room.

Bedroom 4 has a study area; perfect for homework should a teenager occupy this room.





OUTSIDE

The main attraction of this house is arguably the outside space. Extending to approximately 3.75 acres, it includes not only well kept gardens and an outdoor heated pool but an all-weather arena, stables and several other outbuildings such as a large detached agricultural building.

The pool area has been perfectly planned to create a relaxed holiday feel right in your own garden.

To complete the scene there is a covered seating area, a summerhouse with a built in bar, a jacuzzi hot tub, two changing rooms and even a WC.

The Haydens has been both a stud and a livery business catering for as many as 20 horses. If we are to look beyond the established equestrian facilities, there is the possibility of a commercial change of use for offices or storage.
(subject to the relevant planning permissions)





ARENA AND BARN

The 30 metre x 40 metre all-wether horse arena is floodlit for year round use, and the paddocks of approximately 1.8 acres are to the rear. The various outbuildings comprise stabling for nine horses, tack rooms, workshops and barns, and all the stables have power connected and are fully alarmed.

There is plenty of potential here to create a gym, a games room, or even offices, the choice is yours.

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

Agents Note:

The solar panels situated on the roof of the brick built stable block generate up to 4kw of electricity for use in the property with the surplus fed back into the National Grid.

This has a 25 year tenure. Further details can be made available upon request.

LOCATION

The Village

Bletsoe is featured in the Domesday Book and offers various local amenities that include a public house, village hall, church and children's recreation ground as well as being within Sharnbrook Upper School catchment area. The Harpur Trust schools are in Bedford approximately 6 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 on to Bletsoe. On the approach to the village on your left you will see The Falcon pub/restaurant. The Haydens is on the right accessed via a branch road before the village entrance. If travelling from Northampton and the M1 at junction 15 take the A45 west to Higham Ferrers. Just beyond Higham Ferrers at the junction with the A6, turn right signposted to Bedford. On arrival at the sign to turn left for Bletsoe carry on past and then turn next left into the branch road off the A6, The Haydens is the last property on the left.



Bedford: 5.5 miles

Northampton: 22 miles

Cambridge: 33 miles

London: 63 miles

Luton Airport: 27 miles

Birmingham Airport: 65 miles

Heathrow Airport: 63 miles

Bedford station: 6 miles

Bedford: London St. Pancras

International: (47 mins)

A6 (Bletsoe): 0.05 miles

A1 (Black Cat): 14 miles

Wellingborough station:

12 miles

M1 South (J13): 16 miles

Wellingborough: London St.

Pancras International: (50 mins)

EDUCATION

- Sharnbrook Academy: 3 miles
- Bedford Harpur Trust Schools: 4-7 miles
- Kimbolton School: 10 miles
- Wellingborough School: 12 miles
- Oundle School: 23 miles
- Spratton Hall School: 24 miles
- Uppingham School: 34 miles
- The Perse, Cambridge: 34 miles
- Oakham Independent School: 40 miles

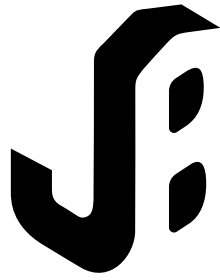
ENRICHMENT

- Grafham Water: 17 Miles
- Wrest Park: 16 Miles
- Woburn Abbey Safari Park: 24 miles
- Woburn Golf Course: 19 miles
- Newmarket Race course: 45 miles

SHOPPING

- Bedford Town Centre 6 miles
- Rushden Lakes 5.3 miles both with
- Waitrose, M&S Food Hall and a full range of clothing shops and leisure facilities

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