



Railway Cottage  
Back Lane | Souldrop | Bedfordshire | MK44 1HQ

FINE & COUNTRY

# RAILWAY COTTAGE

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*If you are looking for privacy, relaxation and wish to be nestled deep in the countryside, Railway Cottage is the perfect hideaway for you. Situated along a long dramatic driveway, surrounded by wildlife and mature gardens, this beautiful family home, originally built in the 1830s, marries a warm, welcoming home with great entertainment area and a separate home office.*





You are welcomed into the home through the well appointed utility room, which includes butler sink, laundry facilities, the oil fired boiler and good range of worktop and eyelevel storage. The stone tiled floor is perfect for muddy boots from the surrounding countryside.

This leads us through to the wonderful family kitchen, the hub of the home. With shaker style units, butler sink and the piece de resistance, fabulous AGA which not only cooks food to perfection, but radiates the warmth that the whole house emits. Wooden sash windows just add to the authentic feel of this country kitchen.





# Seller Insight

“ Railway Cottage is a warm and inviting family home which is surrounded by fields and set within 2 acres of grounds. I still recall our first approach down the long driveway to be met with the lovely sight of an 1830s country cottage which looked just beautiful in the sunshine,” say the current owners.

“We've lived here for nearly 7 years and have updated throughout, whilst still maintaining the original character. We've skinned walls, replaced bathrooms, and decorated the whole kitchen in Farrow & Ball paint which perfectly compliments the original AGA and butler sink. The kitchen really is the hub of our home. Christmas is always a special time of year as we head off to the local pub leaving dinner to rest in the AGA and it's ready for us all when we come back.”

“The location is fabulous. We enjoy the benefits of living in a small village, yet everything we need is easily accessible. The surrounding towns and villages have a good choice of pubs, restaurants, and shops, whilst Rushden Lakes is just a little further afield. We're surrounded by fields so there are lots of footpaths to follow for a lovely walk in the countryside. Stanwick Lakes and Harrald Country Park are nearby too which are great for days out with the family and dog walking.”

“The garden is not overlooked at all and it's very private, so it's ideal for relaxing and entertaining. We use the barn as a games room and party area where we've hosted numerous BBQs with friends and family. You can't beat those summer evenings spent sitting outdoors with a glass of wine as the farmer is baling the fields. It's so special. We see a lot of wildlife here, including sheep and cows in the fields, as well as muntjac deer in the garden, owls, and red kites soaring overhead.”

“Railway Cottage is a home for all seasons. As soon as the warm days come around, we open the doors to the garden and let the breeze flow through. The rooms are large with high ceilings and full of summer light, yet it's also just as lovely in the winter when we hunker down in the front room with the wood burner lit, cosy blankets, Netflix, and a glass of wine. It's great,” conclude the owners.\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







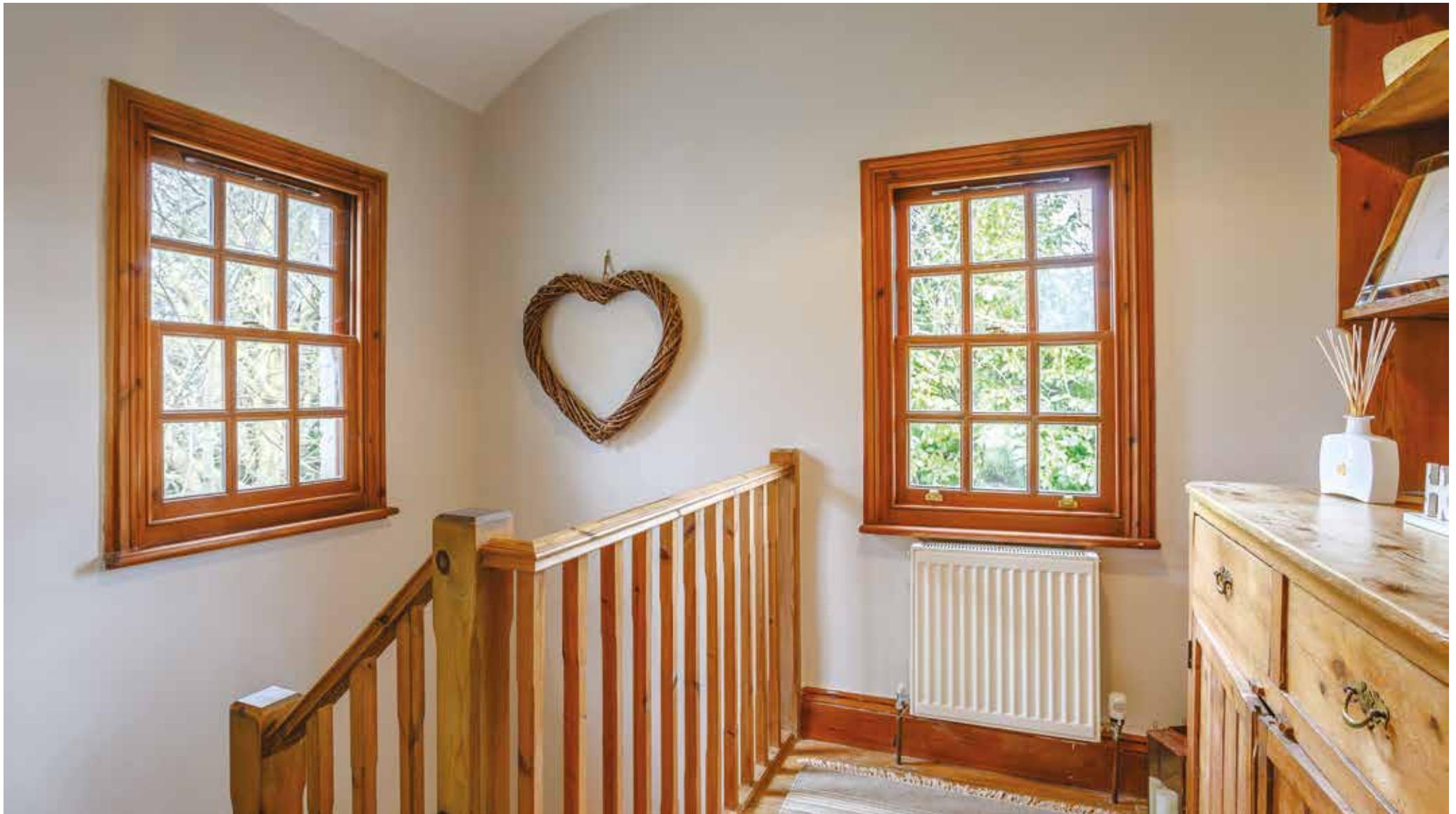
The house then flows through to the main reception room, a great sized room centred around a large brick fireplace with wood burner. With two tall sash windows either side of the fireplace, and double doors to the left of the room out onto the patio, this room is full of light and welcomes the outside inside in the summer months.

Further along the small hallway, is the good sized formal dining room. Another stone fireplace with wood burner, wide sash windows and built in recess storage creates a beautiful room for family dining or intimate gatherings.

At the end of this hallway is the more formal entrance into the home, which has a gorgeous open porch and opens onto a tiled floor and houses the coat store, so again great for muddy boots before entering the main part of the home.







Up the corner stairs onto a very pretty landing with dual aspect windows, making the stairwell light and airy.

The first bedroom we come to is bedroom two. Again, with wide sash windows and a cast iron fireplace this is a good sized double room with built in wardrobes.

Opposite this room is the family bathroom. Stylishly decorated, with rolltop bath, modern tiling, authentic Albion Bath Co toilet to add a lovely acknowledgement of the properties history.



PRINCESS





The main bedroom is a fantastic size double bedroom, two wide sash windows for views over the countryside and a cast iron fireplace. Through the dressing area which includes large built in wardrobes, it leads through to an ensuite that has underfloor heating. There is a double shower, toilet and basin and again, is tastefully decorated.

Bedrooms three and four are both double rooms with views over the back garden and beyond.

This home is excellently presented, with great attention to detail and a homely feel.









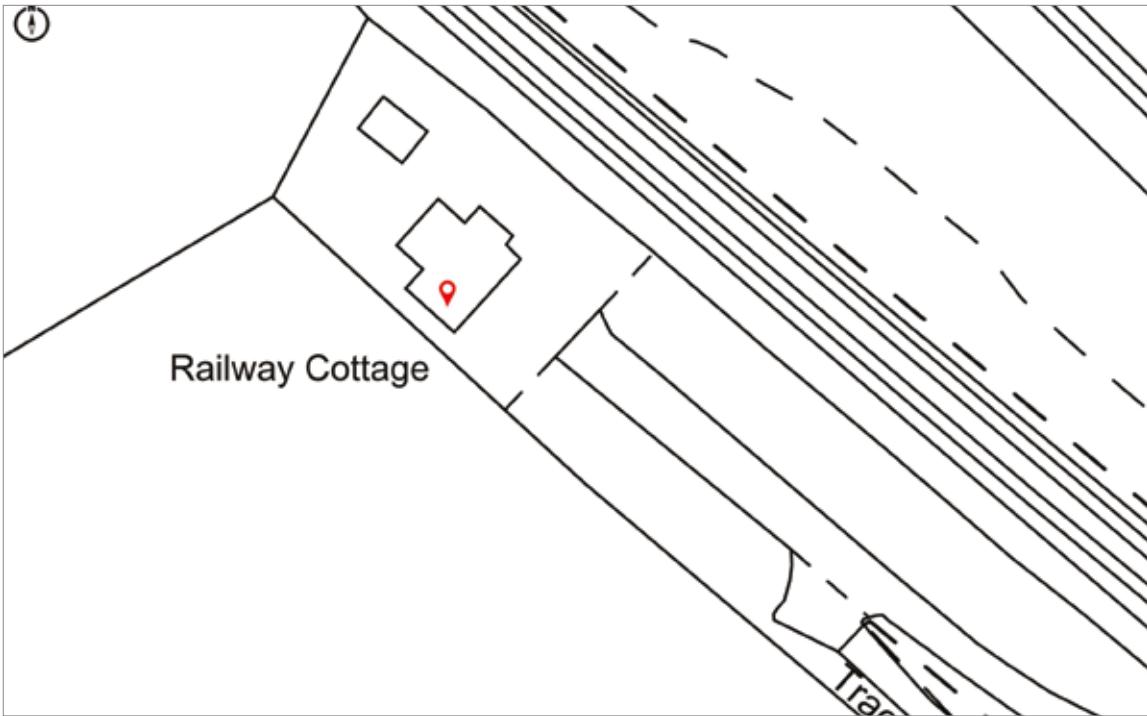




## Outside

Further to the cottage itself, there is a garden room, currently used as an office. In itself this is a large space, with feature fireplace and electricity throughout, but the current owners also drew up plans to further extend this to create a one bedroom, two reception room annexe, with shower room and kitchenette.

Along the glorious driveway is also a fabulous games room, at almost 50 feet long this is a marvellous entertainment room for large family gatherings, parties and barbecues and with no neighbours in sight, festivities can continue as long into the night as you wish. There is also a long garage / workshop attached so no shortage of storage.



#### Location

Souldrop is a small village in Bedfordshire, close to the Northamptonshire border. All Saints Church has a lovely tower and spire and although a small village, has a local pub, The Bedford Arms. Although the original building was damaged greatly by fire, there has been a public house on this site since the late 17th century. It is just over a mile north of Sharnbrook which has an Upper and Lower school. Bedford is 10 miles away for a myriad of schools, town centre shopping, museums, entertainment and rail links into London within the hour.

#### Services

Electricity, Oil, Water and Septic Tank.

#### Tenure

Freehold

#### Local Authority

Central Bedfordshire Council

#### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01234 607999

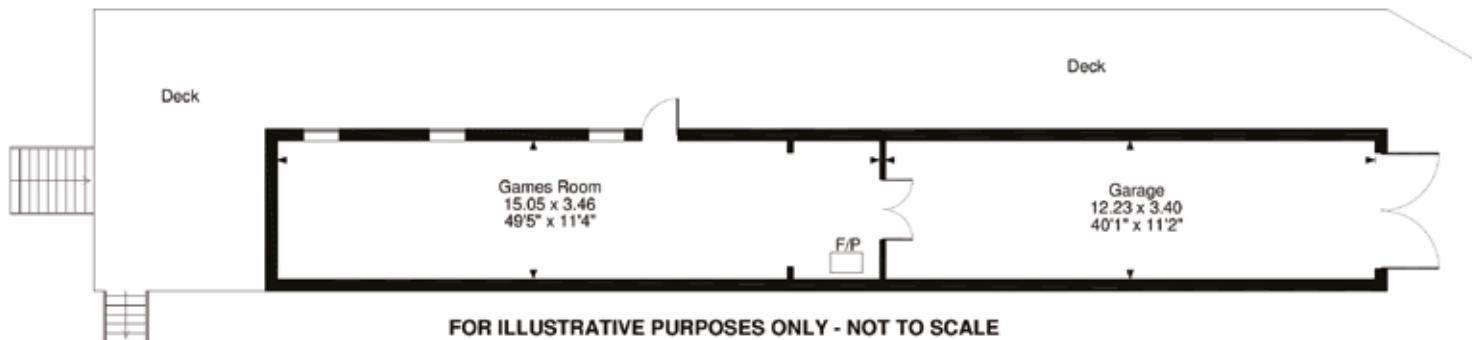
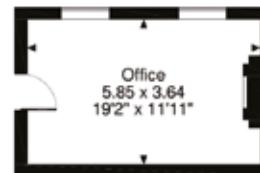
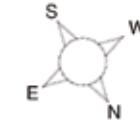
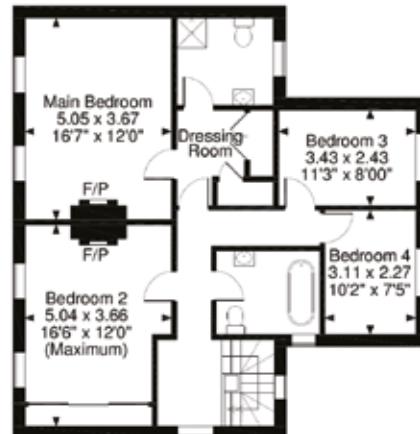
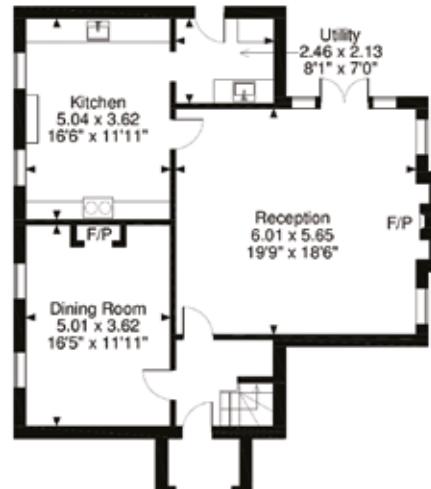
#### Website

For more information visit [www.fineandcountry.com/uk/bedford](http://www.fineandcountry.com/uk/bedford)

#### Opening Hours:

Monday to Friday	9am – 17.30pm
Saturday	9am – 12.30pm
Sunday	By appointment only

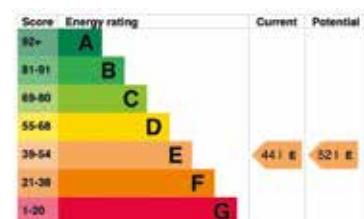
**Railway Cottage, Back Lane Souldrop, Bedford**  
 Approximate Gross Internal Area  
 Main House = 1788 Sq Ft/166 Sq M  
 Garage & Games Room = 1022 Sq Ft/95 Sq M  
 Office = 229 Sq Ft/21 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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## NICK BARKER PARTNER AGENT

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Nick was a financial adviser for many years and has always prided himself on offering the best client experience possible. After selling his business in early 2020, he wanted a fresh challenge that still allowed client interaction and offer the best level of service.

Nick wants to maximise the value of the client's property, also to take the time with his clients, and, with the support of Fine & Country, will endeavour to achieve the best results for his clients and make the whole process of selling, finding and moving house as easy as it can be.

Nick has lived in Northamptonshire for the majority of his life and lived in places like Raunds, Denford, Wellingborough, Pattishall and now lives in Bugbrooke with his wife and 2 daughters.

Nick and the expertise of Fine & Country are showing that not all estate agents are the same and we offer service before anything else.

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