



Croot Farm  
30 Station Road | Willington | Bedfordshire | MK44 3QH

FINE & COUNTRY

# CROOT FARM

*Croot Farm is a stunning Grade II Listed former farmhouse, dating back to the 17th century, believed to have been owned by the Duke of Marlborough and then the Duke of Bedford.*

*Set back in a private location, over three floors, with five reception rooms, five large bedrooms, four bathrooms and an immaculate landscaped garden. The third floor has two secret quirky shaped bedrooms, ideal for children or teenagers. The home also boasts inglenook and period fireplaces, exposed beams and timbers, and ledge and brace internal doors.*







# KEY FEATURES

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## Ground Floor

The ground floor has five separate reception rooms including a breakfast room, a conservatory with incredible views into the garden, a sitting room, a family room and a generous dining room. Furthermore, there is a fitted kitchen, a utility room and a shower room.

The kitchen has a range of cream Shaker style units, including a central island, with Corian work surfaces. There is a four-oven gas Aga with electric back up, an integrated dishwasher and space for additional appliances. The adjoining breakfast room has windows to the front garden. The utility room has fitted units with space and plumbing for appliances, dual aspect windows and a door to the front.

















# SELLER INSIGHT

“It was the vast potential of the property which first attracted us to Croot Farm,” say the current owners. “From the very first time we visited, we could see what we could do to the house and how we could make it our own. We were excited to create the ideal family home here, to share with our children and grandchildren. Having transformed the house, we particularly love the two attic bedrooms, because they have brought so much joy to our grandchildren. More generally, it is wonderful having so much space for friends to come and stay. This truly is the ideal house for everyday life and entertaining alike.”

Outside, the sunny gardens serve as an extension of the indoor living accommodation. “The self-contained rear garden is wonderfully private,” the owners say, “with lots of greenery and patio seating areas, one opening out from the house and one surrounding the summerhouse. Both of these have garden furniture and catch plenty of sun, so are perfect for al fresco dinners with friends or family barbecues. The sun also shines on the garden to the side of the house from late morning, while to the front, the house is well set back from the road, giving us a lovely front garden too.”

The local area has much to recommend it, too. “Willington is a lovely village to live in,” say the owners, “with an active social calendar of clubs and meetings, and a friendly sense of community. The village hall even hosts a welcome party for newcomers to the village, providing the opportunity to meet other residents and get to know the neighbours. Ours is one of the few remaining farmhouses in what was historically a farming community, so the village is surrounded by beautiful countryside. Just at the bottom of the road is a Scandinavian wooden building named the Danish Camp, which serves refreshments to runners, walkers and cyclists as a staging post on Route 51, a popular riverside and woodland trail which stretches to Bedford in one direction and Great Barford in the other. Also of note in the area is the National Trust-owned dovecote and stables to the former manor house, which opens in the summer months to coincide with organ recitals, tea and cake in the church.”\*

\*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.







“ This is such a lovely house to live in, and we shall take with us so many fond memories of happy times spent with our children and grandchildren here.”









#### First Floor

The main bedroom suite has a range of fitted furniture, exposed oak flooring continuing into a dressing room and an en-suite with Heritage style sanitaryware. There are two further bedrooms, one with an en-suite, and a very spacious family bathroom with separate shower.

















### Second Floor

The top floor comprises of a very unique and secret area, consisting of two more bedrooms ideal for children or teenagers. It's fantastic quirky layout includes fitted furniture to maximise the usage of space.

















# KEY FEATURES

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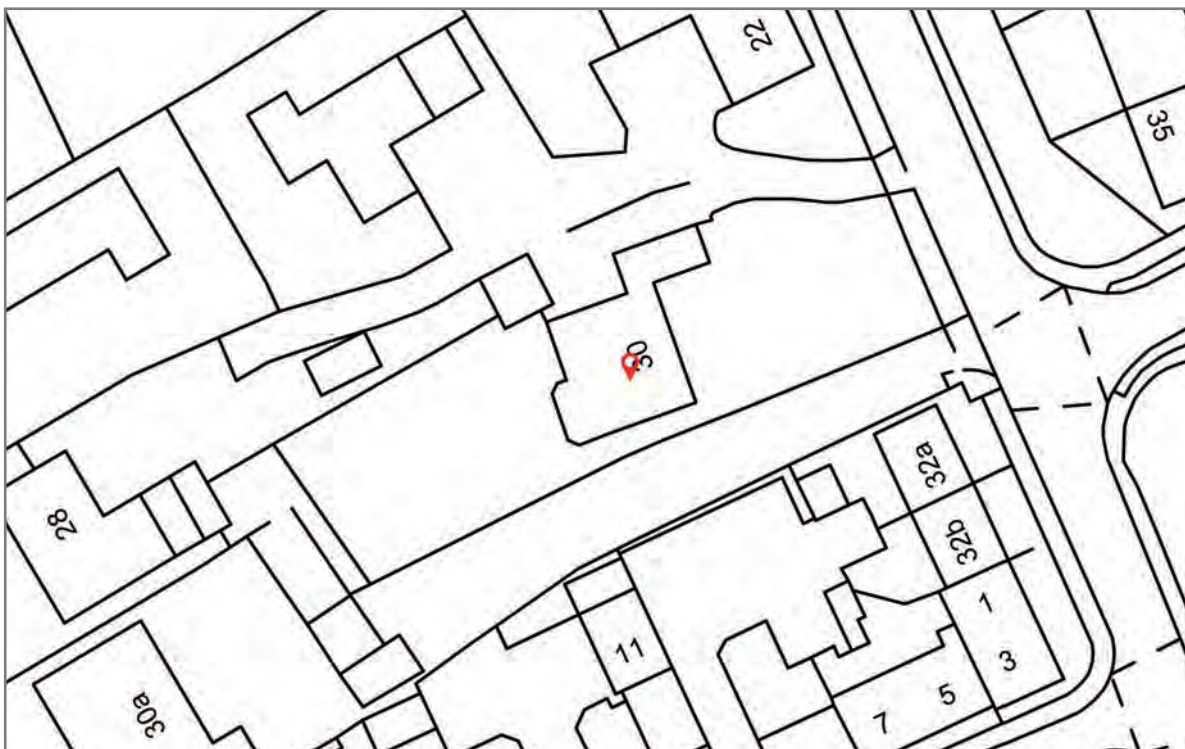
## Outside

At the front are remotely operated gates providing vehicular access for six cars. There is a postman's gate leading to a purpose built double carport of timber framed construction under a pitched roof. The front garden is fully enclosed by mature hedgerow with established borders, lawns and mature trees. A path leads to an outdoor seating area at the side. The detached timber framed former garage has power connected and is currently used as a garden machinery store and workshop.

The southwest facing, landscaped rear garden is circa 0.28 acres. It is in an immaculate condition and fully enclosed, boasting an array of handsome trees, also with an irrigation system. There is an extensive paved outdoor entertaining area, a tranquil summer house with power connections, a workshop/store and a timber garden shed.







# INFORMATION

## Location

Willington is in a fantastic location surrounded by beautiful countryside, home to the 16th century Willington Dovecote & Stables, both owned by the National Trust. Just at the bottom of the road is a Scandinavian wooden building called the Danish Camp, a restaurant which serves refreshments to runners, walkers and cyclists. Danish Camp is a staging post on a popular riverside and woodland trail, which stretches to Bedford in one direction and to Great Barford in the other. It holds an annual fireworks display on bonfire night and is also the location of an ancient moated site. Willington garden centre is an award-winning, family-owned business and is considered to be the first choice for families in the area for over sixty years. In the village, within walking distance, there is a shop and post office. The school is Ofsted rated as good. The Crown Public house and Hudsons garden centre are also just a very short walk away.

Willington is only five miles from Bedford offering the exceptional Harpur Trust schools. Bedford and Sandy both provide rail links to London in circa forty to fifty minutes. The A1 can be reached within approximately a five minute drive and it is also approximately a fifteen minute drive to the M1. Cambridge can be visited within approximately forty minutes for a lovely day out. Finally, there is also a bus service to the village.

## Services

Connected to all mains gas, water, drainage and electricity

## Local Authority

Bedford Borough Council Tax Band G

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07810 805133.

## Website

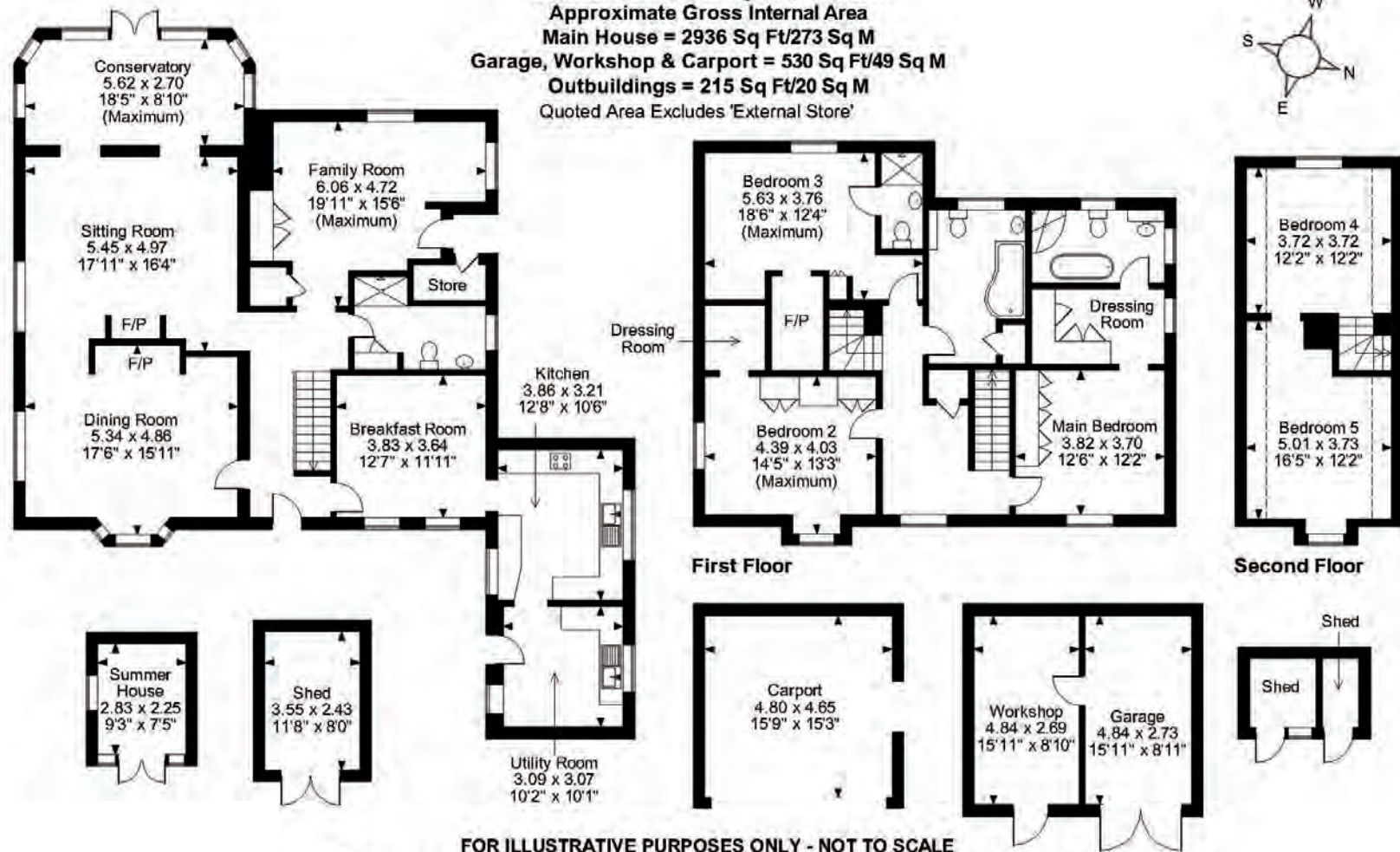
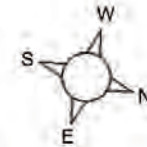
For more information visit <https://www.fineandcountry.com/uk/bedford-central-bedfordshire>

## Directions

The property is situated on the junction where Station Road meets Gostwick Place.



**Station Road, Willington, Bedford**  
**Approximate Gross Internal Area**  
**Main House = 2936 Sq Ft/273 Sq M**  
**Garage, Workshop & Carport = 530 Sq Ft/49 Sq M**  
**Outbuildings = 215 Sq Ft/20 Sq M**  
 Quoted Area Excludes 'External Store'



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 The position & size of doors, windows, appliances and other features are approximate only.  
 [Symbol] Denotes restricted head height  
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*We value the little things  
that make a home*



## BEN PERKINS

### LUXURY PROPERTY CONSULTANT

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For over a decade, I've thoroughly enjoyed working in the property sector and have a wealth of knowledge in the Bedfordshire and London areas. I strive to maximise sale prices in the desired time frames, whilst keeping the process smooth and stress free. I achieve this by creating positive rapports, based on trust and care, and combined with my attention to detail, I am confident in producing exceptional results. Each house has special characteristics and its own story, so by instructing me, I would offer a world class bespoke marketing service, tailored to your unique property. At Fine & Country, we utilise all the latest technologies including only working with the best photographers and videographers. With access to a network of over 300 F&C locations across the UK and worldwide, this allows me to maximise the exposure of your property, creating strong buyer competition in order to drive the sale price up to its peak. I live in Bedford and have grown up in the Bedfordshire area. When I am not working, I love spending time with my family and dogs, walking at many great locations, my favourite being Rowney Warren Woods.



## SARANG KALELKAR

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I've been in the Financial Services industry since early 2014. During this time, I've gained a wide range of experience which allows me to advise and support my clients in the right way throughout their journey, and to secure the most suitable outcome for them. My job is to enable my clients to achieve their hopes and dreams, and to ensure that they and their loved ones are suitably protected. The best part of my role is when I hear great feedback from my clients about the positive and supportive experience they've had with me.

*High Net Worth Mortgage Specialists*



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