



# Cross End, Thurleigh, Bedford

Offers Over £500,000 Freehold

3 bedroom character property for sale

## Description

A long way from its humble beginnings as a two-up, two-down farmer's cottage, what stands on this fantastic field-bound plot now is quite unexpected. The spacious character home unites original charm with the current cosy aesthetic, executed wonderfully over recent years. Co-ordinated throughout in muted shades and delightful décor, this property is kept to pristine conditions and presented immaculately—even the hen house and bird box are impressive!

Located in Cross End at the edge of the parish of Thurleigh, the horse pasture behind the home, which is visible from the majority of the doors and windows, provides a superb backdrop to the south- and west-facing gardens. A particular benefit, aside from the beautiful outlook, of course, is the land (owned by a charity, with pockets purchased by neighbours) is outside of the village development area.

On the subject of neighbours, the owners are keen to emphasise how important the community is in Cross End, when they first moved in they were welcomed with open arms and during the difficult lockdown periods the support from the local community was a real lifeline, where everyone looked out for one another including when the rule of six allowed BYOB in each other's gardens.

Outside of the lockdown, there is a thriving community which includes pop-up pubs in the village, an active cricket team and social club. Frequent activities are held in the village hall and church for all the residents, including coffee and cake, social mornings every two weeks in the church, you don't have to stray far for socialising. For a wider range of amenities, you're situated between two large centres - Bedford and St Neots, both perfect for a riverside stroll. As well as the primary school in Thurleigh, Corner House is within catchment for the popular Sharnbrook Academy and a bus stop just down the road.

For at-home activities, Mr can often be found in the detached workshop, where Mrs says there's "a lot of sawdust". It's been kitted out to form the ultimate place to toil/play, but could easily be adapted for all sorts of uses: home office, gym, studio, or even simply for storage. It's abundantly clear Mrs loves to garden, evident in the expertly



tended plants. Their “lockdown experiment” chickens are in amongst the vegetable patches and the good-sized lawn.

Beyond the main garden are gravel driveways to each side, and a partitioned section where the greenhouse affords the ideal opportunity for the green-fingered. One of our favourite parts of the garden is the ivy-covered pergola intertwined with jasmine and honeysuckle, providing a welcome shady spot on the hot summer days, with various seating areas to enjoy, this is where we’d most want to sip our morning coffees and evening drinks.

When asked which part of the property attracted them most when they purchased it, Mr is quick to respond—the main living room is what hooked him. There’s the double-height ceiling (once the original two storeys), dual aspects, and two sets of French doors, all contributing to the real light and bright feel. The focal point is the stunning fireplace, which, combined with stone tiles, exposed beams and bricks, creates a genuine rural atmosphere entirely fitting for Country Life magazine. The mezzanine library above is an incredible feature too! Through a connecting door, the conservatory offers a separate space to relax. Mrs says it’s great for “when you’re pretending to be outside” during the colder months due to its surrounding views.

One of the strong senses you get wandering around this traditional, timeless dwelling is a desire to make the most of the surroundings. The country-style kitchen inspires pie-making at the range oven (using your own homegrown fruit and veg, or supplies from the local farm shops), and the gorgeous bathroom is a switch-off sanctuary with its clawfoot bath.

The office allows for comfortable and convenient home working, with the owners using BitBahn for their broadband service—a local, independent provider run by “nice guys”. This room could be switched over into a third bedroom, especially with the shower room a few steps across the hall.

With so much to appreciate and so many fabulous features, describing this property in three words isn’t a straightforward task for anyone, but Mrs sums it up perfectly: “homely, comfortable, welcoming”—and we couldn’t agree more!

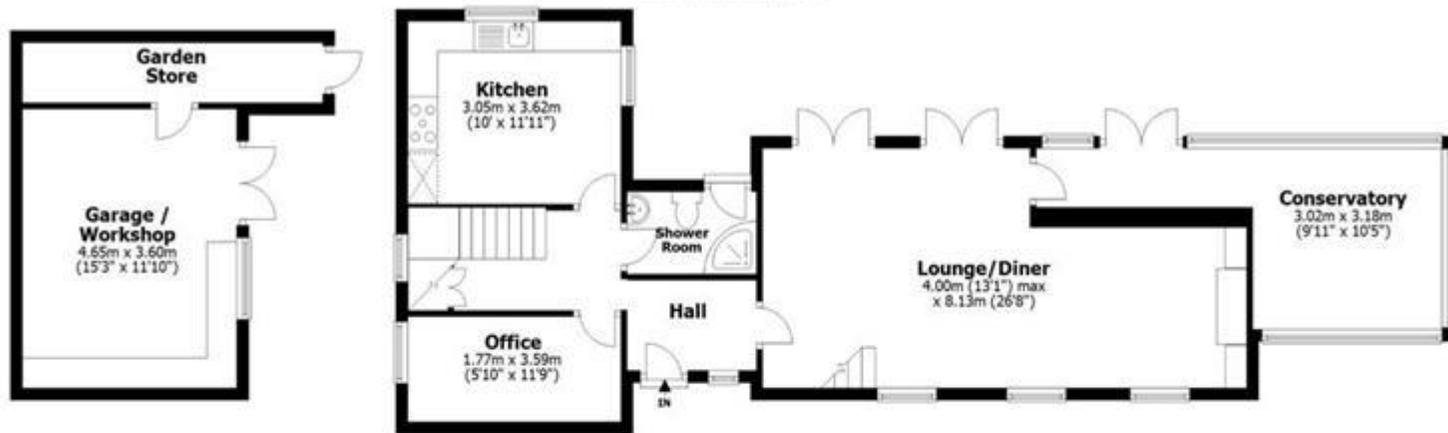
Tenure: Freehold

## **Tenure**

Freehold

### Ground Floor

Main area: approx. 73.8 sq. metres (794.8 sq. feet)  
Plus garages, approx. 16.7 sq. metres (180.1 sq. feet)  
Plus outbuildings, approx. 5.1 sq. metres (54.5 sq. feet)



### First Floor

Approx. 29.8 sq. metres (320.4 sq. feet)



Main area: Approx. 103.6 sq. metres (1115.1 sq. feet)

Plus garages, approx. 16.7 sq. metres (180.1 sq. feet)  
Plus outbuildings, approx. 5.1 sq. metres (54.5 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Windows and Door openings are approximate. Whilst every care is taken in the preparation of this floor plan please check all measurements, shapes and compass bearings before making any decisions upon them. James Kendall Estate Agents  
Plan produced using PlanUp.



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