



Old Linslade Manor

Old Linslade
Bedfordshire

A fine Grade II listed Georgian Manor House with beautifully appointed accommodation and extensive grounds

Old Linslade Road, Old Linslade, Leighton Buzzard, Bedfordshire
Leighton Buzzard mainline station 1.8 miles (30 minutes to London Euston), Milton Keynes 10.0 miles, M1 (Jct 11A) 10.5 miles, Luton Airport 19 miles, central London 46 miles

Features:

Reception hall | Drawing room | Study | Family room
Snooker room/bar | Dining room | Kitchen/breakfast room
Utility | Boot room | Cloakroom | Indoor swimming pool
Gym | Cellar

Principal bedroom with dressing room & en suite bathroom
4 Further bedrooms | Family bathroom | Shower room

Cottage with sitting room, kitchen, cloakroom &
1 bedroom en suite

Garage | Large barn | Workshop | Outside swimming pool
Pool house | Gardens & grounds

About 19.29 acres in all



History

The Manor of Linslade was held by William de Beauchamp who built the local church in 1151. After a series of changes of ownership The Manor was conveyed by the Vaux family to the Corbets and in 1675 Lady Sarah Corbet was made a peeress with the title of Viscountess Linchlade. The crest of the Corbets appears as a vas-relief of a Raven on a stone let into the front wall of the Manor.

The property

Old Linslade Manor is an elegant Grade II Listed manor house constructed of brick with stone quoins under a slate roof. With more than 7,000 square feet of handsome accommodation, the manor lies in a sought-after position in Old Linslade, within two miles of Leighton Buzzard town centre. The property dates from the 18th century and is set in charming mature grounds, whilst internally the house combines light and spacious reception rooms with comfortable bedroom accommodation.

The reception hall has wooden flooring and an exposed wall of brick and timber frame, as well as a turned staircase leading to the first floor. Off the reception hall there are five main reception rooms on the ground floor, including the 33ft drawing room with its large sash windows, original shutters and fireplace fitted with a woodburning stove. There is also a beautifully appointed formal dining room, a comfortable family room, a study with exposed beams and an impressive inglenook fireplace fitted with a logburner and a games room and bar in a modern extension with panoramic windows and sliding glass doors opening onto the outdoor swimming pool terrace. The kitchen has fitted units, a split butler sink, integrated appliances, and an Aga, while further storage and space for appliances is available in the utility room, the boot room, and the cellar, which also has a home gym.

Also on the ground floor there is a stunning indoor swimming pool with shower room and cloakroom and three sets of French doors opening onto the gardens, while towards the rear there is a self-contained one-bedroom cottage.

Upstairs in the main house there are five beautifully presented double bedrooms, including the substantial principal bedroom with its dressing room and en suite bathroom. One bedroom and a shower room are accessible in a separate first-floor area via its own staircase, while the main first-floor area has a further three bedrooms in addition to the principal suite, plus a family bathroom.

Outside

At the entrance to the property, gates open into the driveway, which sweeps through the grounds leading to the gravel parking and turning circle at the front of the house. Additional parking is available in the detached garage. The gardens include a sun terrace with an outdoor heated swimming pool, while to the rear there is a further courtyard garden accessed via the indoor pool. To the north an area of lawned garden includes the old tennis court (now in need of repair). The principal gardens extend mostly to the front, with a south-facing aspect that welcomes plenty of sunlight. There are extensive rolling lawns with a selection of mature, specimen trees and established, well-maintained hedgerows. Beyond the gardens, open rolling fields provide pasture for livestock.

The large barn and its courtyard provide storage for farm machinery and equipment. The barn has previously had planning consent to convert to residential use which has now lapsed. It would also make substantial, American style stables for an equestrian user.

Location

Surrounded by well maintained agricultural land and lying in the lea of the Grand Union Canal, Old Linslade Manor is approached over a gravelled driveway past the historic Church of St Mary's.

The small community of Old Linslade lies in a rural position just north of the bustling Bedfordshire town of Leighton Buzzard. The town's amenities are all easily accessible, including high street shops, a choice of large supermarkets, restaurants, cafés, and leisure facilities.







Leighton Buzzard also provides a wide choice of schooling in the state sector, both primary and secondary, while several independent schools are available in Milton Keynes, within 10 miles. Golf is available at Leighton Buzzard Golf Club and Three Locks Golf Club, Aylesbury Vale and Woburn, while Rushmere Park provides splendid walks, cycling routes and horse riding trails. The area is well connected, with the M1 within 10 miles, while national rail services from Leighton Buzzard to London Euston take as little as 30 minutes.

Directions

From Junction 11A of the M1, take the A5 towards Milton Keynes, then continue to follow the A5 through two roundabouts and for a further five miles, at the next roundabout take the first exit, signed to Heath and Reach. Follow the road for 1.7 miles into Heath and Reach and turn right into Linslade Road, signed to Old Linslade. Follow the road for 1.4 miles, over the small single track river bridge and then over the hump back canal bridge. Shortly after the canal bridge take a left-hand turn. The road forks, take the left fork, keeping the church on your right, after about 100m you will find the entrance to Old Linslade Manor on the right hand side

Whatthreewords///groomed.princely.mixing

General

Local Authority: Central Bedfordshire Council

Services: Mains water and electricity, private drainage (compliant to current regulations), oil fired central heating.

Council Tax: Main house: Band H, Cottage: Band B

EPCs: Main house Band E, Cottage Band D

Tenure: Freehold

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Rights of Way: There is a footpath that runs between two paddocks

Guide Price: £3,000,000

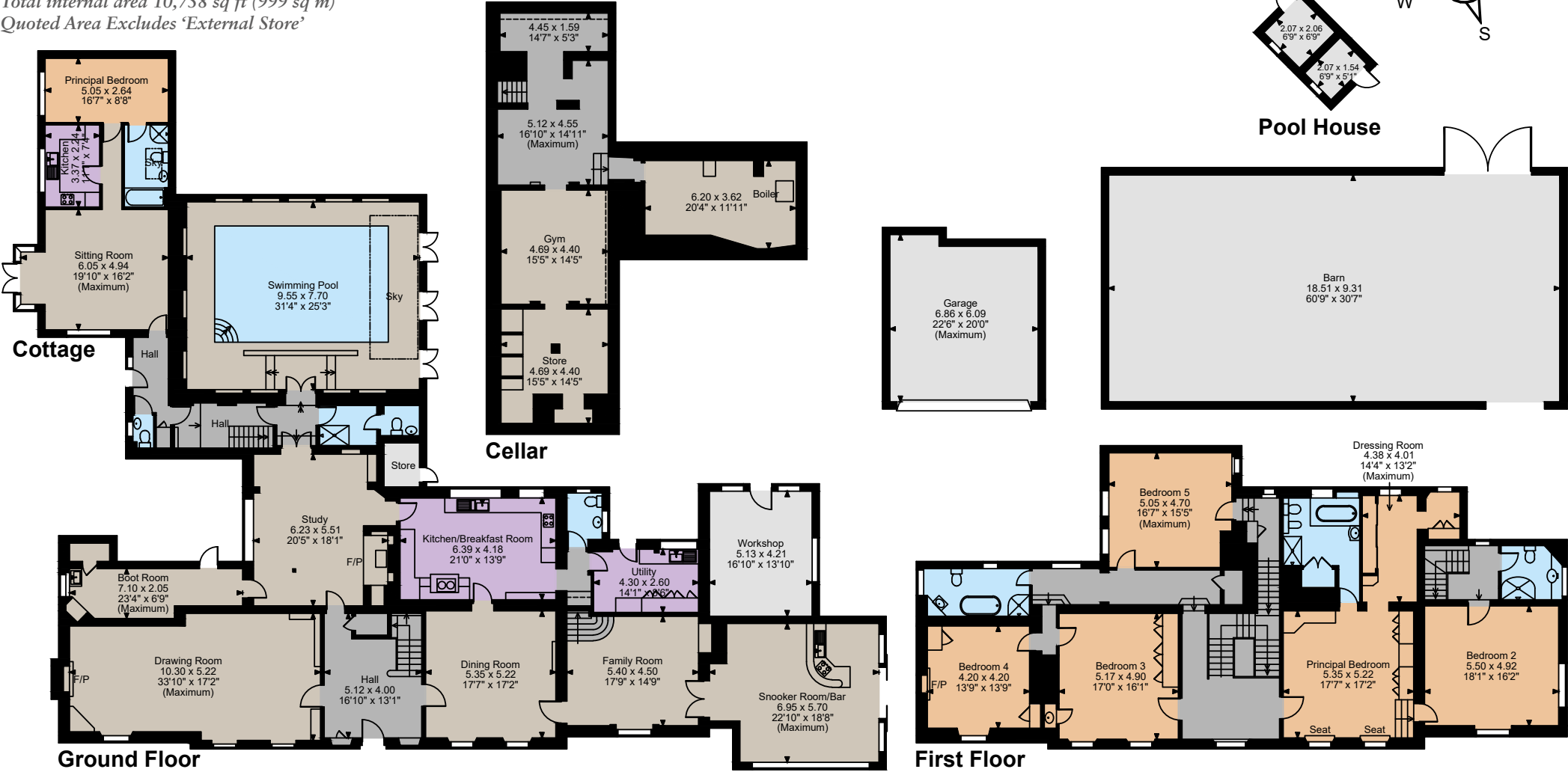


Cottage



Cottage

Old Linslade Manor, Old Linslade Road, Leighton Buzzard
Main House internal area 7,448 sq ft (692 sq m)
Garage & Workshop internal area 661 sq ft (61 sq m)
Barn & Pool House internal area 1,942 sq ft (180 sq m)
Cottage internal area 707 sq ft (66 sq m)
Total internal area 10,758 sq ft (999 sq m)
Quoted Area Excludes 'External Store'



The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
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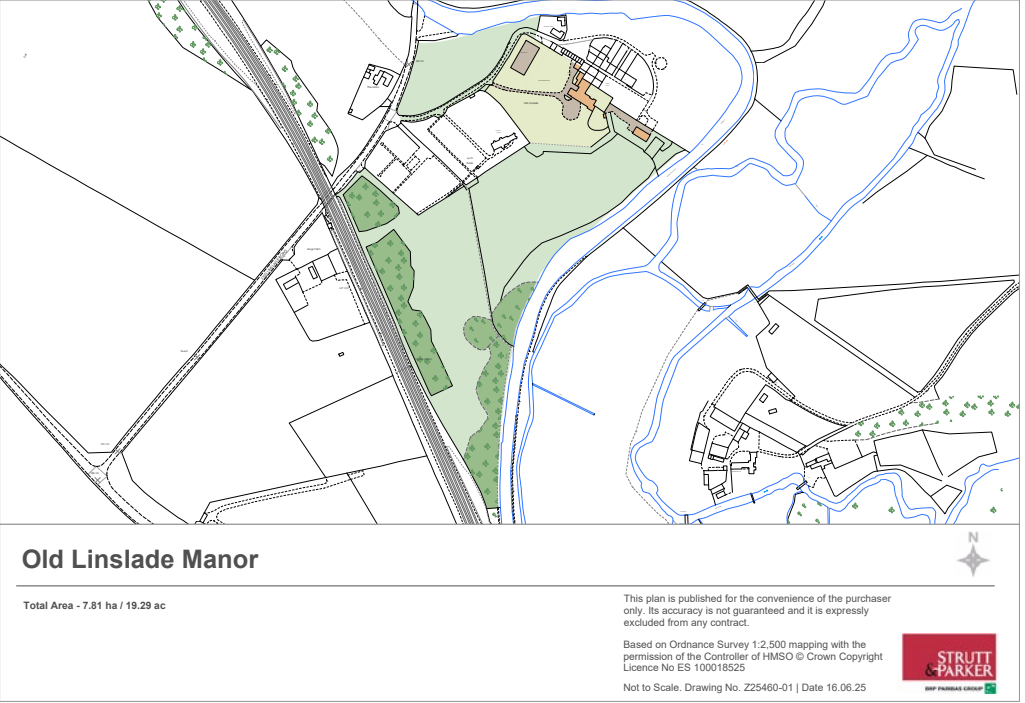
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