



Castles

THE PINES  
Church End, Edlesborough, LU6 2EP



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**Guide Price**  
**£775,000**  
(Freehold)

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Unique 4-bedroom cottage, a true gem, situated on the edge of Edlesborough with open fields to the front



Built in 1865 and extended to offer modern amenities while preserving its original character, this enchanting property is sure to captivate your heart. This home offers a perfect blend of historic charm and contemporary living. As you step into the inviting lounge through the original entrance the warmth and comfort embrace you. This cozy space is perfect for the classic cottage feel. Off the lounge to the right, sits the dining room which offers flexible options as either a formal dining space or a quiet room for work. Conveniently situated, the utility room/W.C provides practicality and ease of living, offering functionality without compromising on style. The hidden treasure is the cellar, ideal for storage. The kitchen is a culinary dream, featuring a classic butler sink and ample counter space with side door which is easily accessible from the driveway. Beyond the kitchen steps down into the bright and airy breakfast room. Entering the newest part of the house the sitting room is a stunning space, boasting vaulted ceilings that add a sense of grandeur. The bi-fold doors create a seamless connection between indoor and outdoor living. Step outside into a garden paradise, spanning approx. 200 feet. This lush green space offers tranquillity and a private space with an array of Pine trees giving the house its name. The first floor offers three generously-sized bedrooms, the master with an en suite and the family bathroom. Ascend to the top floor and find an additional double bedroom with views over the garden. The Pines offers ample parking space with a driveway and a car port to the side.

## Specifications

- 4 BEDROOMS
- 4 RECEPTIONS
- 2 BATHROOMS
- SEMI-DETACHED HOUSE
- GARDEN
- DRIVEWAY
- VILLAGE LOCATION





Original features and timeless character including drop latch doors, exposed brickwork, and wooden beams



#### A little about the corner of the world we call home...

We are lucky to be situated on the borders of Bedfordshire and Buckinghamshire, with views of the area which extend from Eaton Bray into the parish of Edlesborough and outlying villages.

The name 'Eaton' derives from the old English 'eitone', meaning 'farm by a river'. In the Domesday Book it was listed just as Eitone while 'Bray' comes from Sir Reginald Bray and the family that once owned the manor located at what is today 'Park Farm'. At one time Eaton Bray had a moated castle at the farm and what remains of it is now open to the public for fishing.

The village also houses the 'Coffee Tavern' which was built by a teetotal vicar of the parish to encourage the villagers out of the local public houses and was financed by the Wallace family known for their nurseries which grew famous carnations. Many of the roads in the area are named after them.

Edlesborough is next to Eaton Bray, just over the county boundary in Bedfordshire – about 3 miles (5 km) west-south-west of Dunstable. It offers easy commuting with train

travel times from nearby Cheddington to London Euston around 45 minutes. Luton Airport is just over 8 miles away.

There are also good education opportunities with the Eaton Bray and Edlesborough Academies nearby for primary schooling while the area is within the catchment for a number of good secondary schools.

As well as the village of Edlesborough itself, the civil parish also includes the hamlets of Dagnall, Northall and part of Ringshall. Hudnall was transferred in 1885 to the parish of Little Gaddesden in Hertfordshire. Other villages in the area include Totternhoe, Slapton, Northall, Whipsnade – famous for its zoo-, Studham and Invinghoe Aston.

All offer the benefits of a semi-rural environment with close proximity to a wide range of facilities. There are many areas of natural beauty and open spaces such as the Dunstable Downs and Gateway Centre and Mead Open Farm.

With close proximity to larger towns such as Berkhamsted, Tring, Luton, St Albans and Milton Keynes the areas around Eaton Bray mix the convenience of modern living with the benefits of semi-rural living.



**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold  
Council Tax Band: E  
EPC Rating: D



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