

ROOK BARN

STATION ROAD • TILBROOK • PE28 0JT





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AT A GLANCE:

- Fine modern village residence with attractive barn-style elevations and pantiled roof.
- Beautifully landscaped gardens and uninterrupted views over open countryside.
- Over 1,800 sq. ft. of quality accommodation with outstanding space for living, entertaining and homeworking.
- Four reception areas including living room with wood burning stove and delightful garden room.
- Four bedrooms including principal with superb, vaulted ceiling and en suite.
- Bespoke kitchen/breakfast room, utility room and boot room.
- Driveway, parking and double cart lodge with EV charging point, plus external office.
- Underfloor heating to ground floor with first floor radiators, additional water heating via solar panels.
- Excellent village location convenient for major road and rail links and within sought- after school catchments.

The attractive village of Tilbrook is situated west of Kimbolton on the B645 and benefits from a recently renovated pub/restaurant, Church and recreation ground with children's play area, and is a sociable community with an active village hall and parish council. Conveniently situated for road and rail use, main routes such as the recently upgraded A14, the A1 and A428 are all within easy reach, with nearby Bedford, Huntingdon and St Neots offering mainline stations and a commuter service to London. The historic market town of Kimbolton boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy. It offers a variety of shops and cafes, dentist and doctor's surgery, chemist, veterinary surgery, garage and supermarket. The University City of Cambridge lies less than 30 miles to the east with a Guided 'bus service running from St Ives. East Midlands, London Luton and London Stansted all just over an hour away.

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THE PROPERTY

This fine and characterful, pantiled, barn-style detached residence offers a wonderfully spacious and light interior which takes full advantage of the delightful semi-rural location and unrivalled views over the river Til and open countryside.

The property provides exceptionally versatile accommodation of undoubted quality with a wonderfully spacious and light interior that will satisfy the most discerning home buyer, who desires a comfortable home with both wonderful entertaining space and ample provision for homeworking.

Extending to over 1,800 square feet, the well-planned layout features four bedrooms and two bathrooms, with highlights including a welcoming reception hall with full-height ceiling and galleried landing, and triple-aspect living room with multi-fuel and full-width bi-fold doors opening into delightful garden room with extensive glazing affording fabulous views over the gardens and open countryside beyond.

There are two additional reception rooms providing excellent family and home working facilities, and the well-crafted kitchen/breakfast room offers granite counters and a comprehensive range of quality cabinets and integrated appliances, and there is also a practical utility room and practical boot room.

The property occupies a delightfully landscaped plot with pleasant westerly aspect, and private drive to front with off-road parking, double cart lodge and external office.

ACCOMMODATION IN BRIEF:

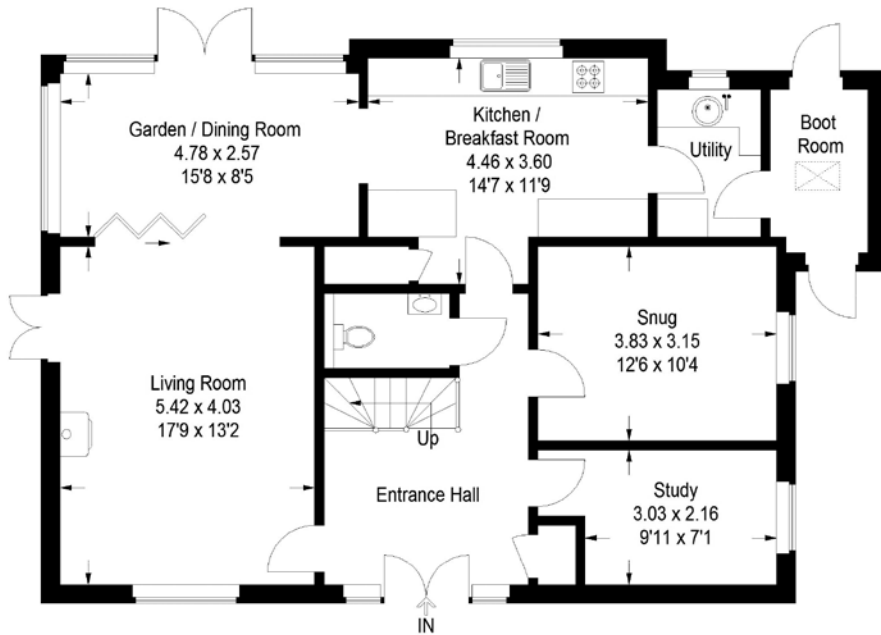
Oak double entrance doors provide access to the welcoming reception hall with oak flooring, guest cloakroom and turning staircase to the first-floor galleried landing.

Oak flooring continues into the family room/snug and the study, and through to the living room which features a free-standing wood burning stove, French doors to the side garden and full-width bi-fold doors opening into the delightful garden room, which is undoubtedly the focal point of the house with its extensive glazing and doors onto the garden terrace offering an excellent opportunity for indoor/outdoor entertaining.

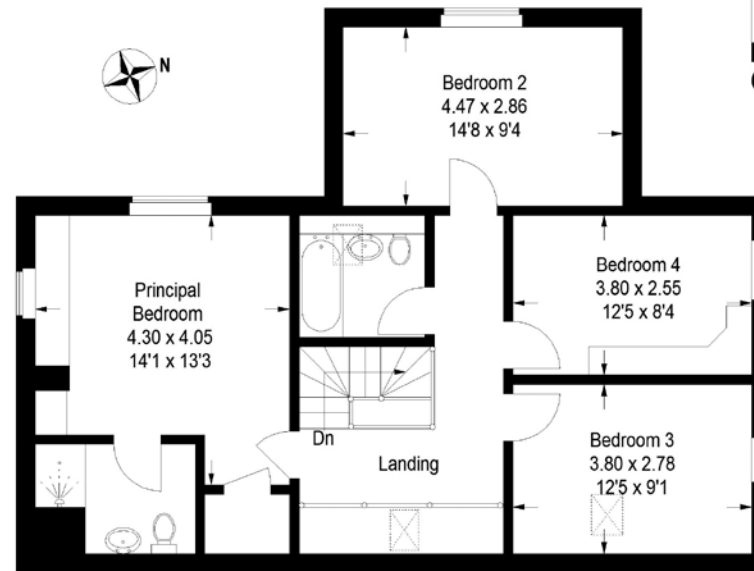
The well-crafted, fully bespoke kitchen/breakfast area provides a comprehensive array of quality cabinets with granite counters and upstands and is fully equipped with a range of appliances to include microwave, oven and warming drawer, ceramic hob with extractor over, dishwasher and 'fridge and freezer. The adjacent laundry/utility room offers fitted cabinets, countertop with inset sink and mixer tap, plumbing for washing machine and oil-fired boiler. Beyond is the boot room with shelving, cloaks hanging space and doors to both front and rear.



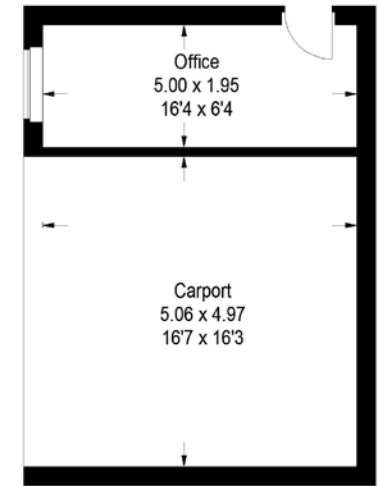
Approximate Gross Internal Area
 168.0 sq m / 1808 sq ft
 Carport / Office = 35.0 sq m / 377 sq ft
 Garden Store / Potting Shed = 11.0 sq m / 118 sq ft
 Total = 214.0 sq m / 2303 sq ft



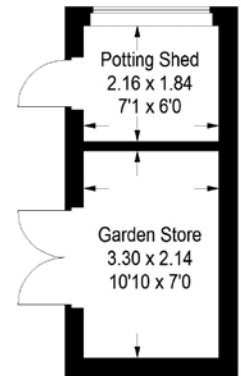
Ground Floor



First Floor

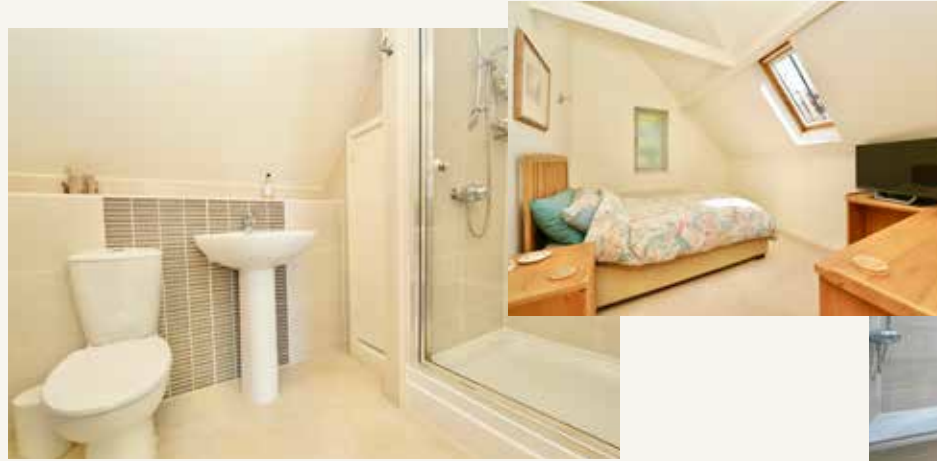


Carport
(Not Shown In Actual Location / Orientation)



Garden Store
(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1097016)
 Housepix Ltd



The first-floor galleried landing has a Conservation rooflight to the front and gives access to the four bedrooms, including the exceptional principal bedroom features a high vaulted ceiling and en suite comprising double shower enclosure, pedestal washbasin and close-coupled WC.

Bedroom four is configured as a dressing room with a range of fitted wardrobes and the family bathroom suite comprises a panelled bath with shower over, pedestal washbasin and close-coupled WC.

OUTSIDE

The property is set back from the road with driveway providing parking/turning space and access to the pantiled double cart lodge.

Undoubtedly, one of the property's highlights is its wonderful outdoor entertaining and amenity space, providing every opportunity to enjoy the outstanding, uninterrupted views over the gently undulating fields and open countryside beyond.

There is gated side access to the delightfully landscaped rear garden with flagstone terrace and meandering pathways, lawn and a wealth of pleasantly maturing specimen shrubs, flower borders and various seating/entertaining areas, each with lighting and power points.

GARDEN STORE

3.30m x 2.14m (10' 10" x 7')

POTTING SHED

2.16m x 1.84m (7' x 6')

DOUBLE CART LODGE

5.06m x 4.97m (16' 7" x 16' 3")

With EV charging point.

EXTERNAL OFFICE

5.00m x 1.95m (16' 4" x 6' 4")

Light and power.



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