



# BRIDGE HOUSE

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MOLESWORTH • PE28 0QF







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### AT A GLANCE

- Outstanding, recently extended and upgraded village residence set well-back from the road.
- Generous, pleasantly maturing gardens approaching half an acre.
- Approaching 2,500 square feet of wonderfully versatile living, entertaining and homeworking space.
- Welcoming reception hall with guest cloakroom.
- Sitting room with wood burning stove and study area/snug.
- Separate family/tv room.
- Stunning 33ft. kitchen/breakfast/garden room with vaulted ceiling and bi-fold doors onto the garden terrace.
- Adjacent large boot room.
- Superb principal bedroom with dressing area and en suite.
- Three further double bedrooms and two additional bathrooms.
- Double garaging and additional gravelled parking.
- Photovoltaic solar panel system with storage batteries.
- Peaceful village location yet convenient for major road and rail links.

Molesworth is a well-placed and attractive village, with a parish church, active village hall, Millennium playing field and tennis courts. Further amenities can be found at the nearby market towns of Kimbolton and Thrapston. The nearest primary school is around a mile away at Brington which in turn is a feeder for Hinchingsbrook Secondary School in Huntingdon.

Conveniently situated for road and rail use, main routes such as the A1, A428 and recently upgraded A14 are all within easy reach, with Bedford, Huntingdon and St Neots offering mainline stations and a commuter service to London. Stansted, Luton and East Midlands airports can be reached in just over the hour.

The nearby 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 wide variety of shops and eateries, chemist, dentist, health centre, veterinary practice, supermarket and garage.

**Peter  
Lane &**  
**PARTNERS**  
—EST 1990—  
**Town & Country**

Guide Price £850,000

**Kimbolton branch: 01480 860400**  
[www.peterlane.co.uk](http://www.peterlane.co.uk) Web office open all day every day





## THE PROPERTY

This fine village residence has been extended, carefully remodelled and considerably upgraded by the present owners to create a bespoke family home of undoubted quality, with a wonderfully spacious and light interior which takes full advantage of its delightful semi-rural location and countryside views.

The well-planned layout extends to around 2,500 square feet and will equally suit the growing or extended family and those looking for a comfortable, contemporary home with excellent facilities for families, home working and wonderful indoor/outdoor entertaining space.

Occupying an enviable plot of around half an acre, the accommodation comprises in brief; a welcoming reception hall with guest cloakroom, sitting room with wood burning stove and study area/snug, versatile second reception ideal as a family/tv room and a superb kitchen/breakfast/garden room with vaulted ceiling, leathered granite counters and bi-fold doors opening onto the garden deck, plus a large and practical boot room. The property provides four double bedrooms and three bath/shower rooms, including an exceptional principal suite with dressing room and shower room.



## GROUND FLOOR

Recessed entrance porch with exterior coach lamp and brick steps to hardwood front door opening into the welcoming reception hall with terracotta floor tiles, recessed ceiling downlighters and staircase rising to the first floor. The guest cloakroom features a two-piece suite with high level cistern, cloaks hanging space, oak floor and recessed downlighters.

There is a generous, dual aspect sitting room with imposing brick inglenook fireplace with oak bressummer housing a wood burning stove, French doors opening onto the garden terrace and an area ideal as a study or cosy snug. Back into the hall, there is excellent family room/home office off with oak flooring, recessed downlighters and extensive storage cupboard space.

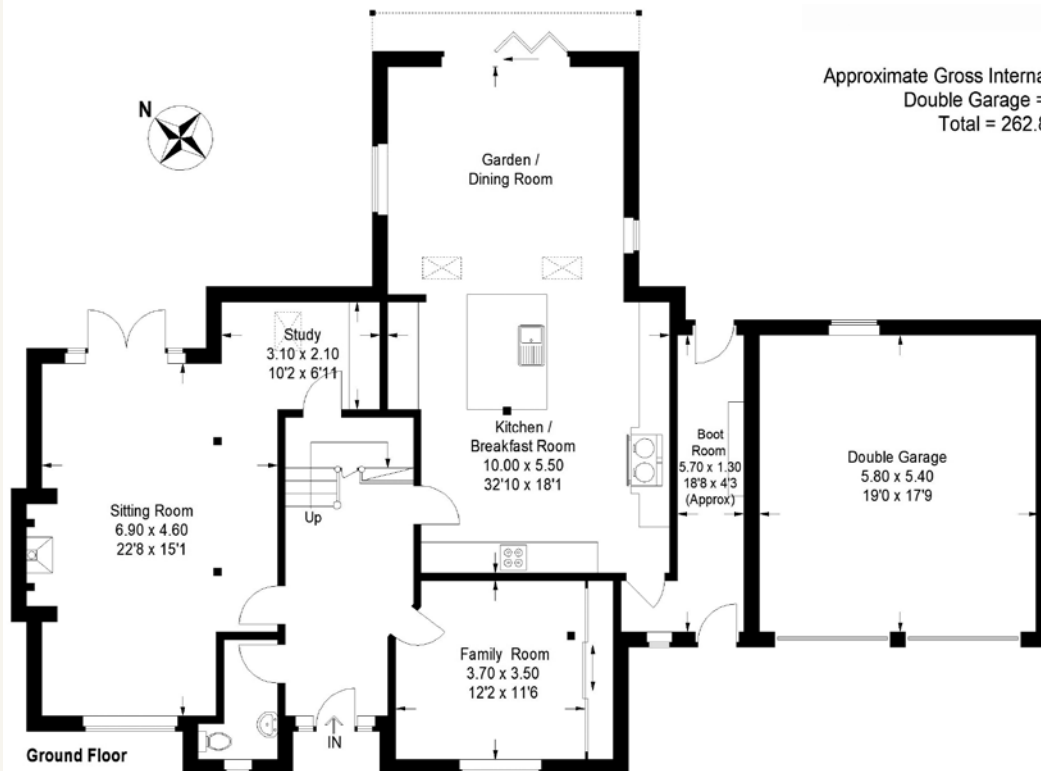
Situated to the rear to take full advantage of the garden views, the stunning kitchen/breakfast room with its dining and garden areas extends almost 33 feet with bi-folding doors opening onto the deck and Indian sandstone terrace.

Certainly the focal point of the house, this area features a wonderful, vaulted ceiling with Velux windows, recessed downlighters and travertine tiled flooring.

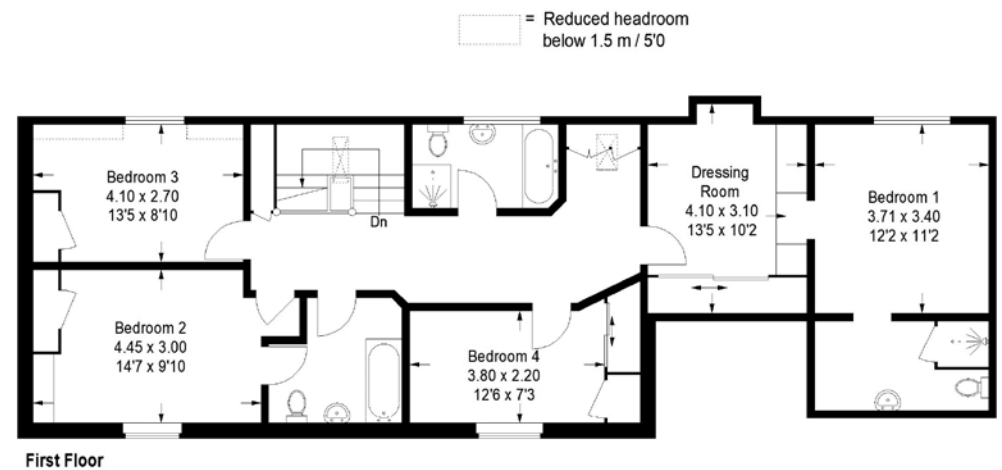
The beautifully crafted kitchen area is fitted with leathered granite counters and upstands and a comprehensive range of bespoke contrasting painted cabinets, quality appliances to include oven, ceramic hob with copper backplate and extractor hood, fridge and freezer, electric AGA with pelmet lighting and extractor over. The central island features a leathered granite countertop incorporating a breakfast bar with pendant light over, double Butler sink with swan neck mixer tap, dishwasher and storage cabinets.

The adjacent boot room, with terracotta flooring and exposed brick-faced wall, has excellent countertop space, fitted cabinets and doors to the front and rear – ideal for muddy boots and dogs!





Approximate Gross Internal Area = 231.0 sq m / 2486 sq ft  
 Double Garage = 31.8 sq m / 342 sq ft  
 Total = 262.8 sq m / 2828 sq ft



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. (ID1166953)  
 Housepix Ltd



## FIRST FLOOR

The spacious galleried landing provides access to the four double bedrooms; the principal bedroom offers both a spacious dressing room with fitted wardrobes and en suite facilities. Bedroom two is an ideal guest room with built-in wardrobes and adjacent bathroom (which can also be accessed from the landing). The two remaining bedrooms both have built-in wardrobes and the well-appointed family bathroom features both bath and separate double shower enclosure.

## OUTSIDE

Set back from the road and approached via a gravelled driveway which provides access to the double garage, the property occupies a superior plot of around half an acre enjoying uninterrupted views over open fields to the rear. The garden is attractively landscaped with decking and extensive Indian sandstone terrace for entertaining, a fine expanse of lawn interspersed with mature trees and shrub beds, orchard area with apple, plum and pear, pergola with climbing vine and slate pathway to additional covered seating area/Gazebo.

Timber garden store and gated access at the bottom of the garden into the adjacent farmland with public footpaths.

## DOUBLE GARAGE

5.80m x 5.40m (19' 0" x 17' 9")

Twin up and over doors, light and power.





#### Huntingdon

60 High Street  
Huntingdon  
Tel : 01480 414800

#### St Neots

32 Market Square  
St. Neots  
Tel : 01480 406400

#### Kimbolton

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