



# BLACKFRIARS COURT

KIMBOLTON ROAD • STOW LONGA • PE28 0TR



**BLACKFRIARS COURT IS A SMALL, SELECT SCHEME OF JUST FIVE EXCEPTIONAL HOMES BY ELGIN PROPERTY, SUPERBLY POSITIONED WITHIN THE ATTRACTIVE, CONVENIENTLY LOCATED AND MUCH SOUGHT-AFTER VILLAGE OF STOW LONGA.**



Offering a choice of styles and accommodation to satisfy the most discerning house buyer, this fine collection of beautifully crafted homes have been sympathetically designed and built with quality materials to complement the rich variety of the local properties and blend seamlessly within the surrounding Cambridgeshire countryside.

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## AT A GLANCE

- Outstanding, finely crafted kitchens, comprehensively fitted with quartz counters and upstands, large central island, Butler sink and high-end appliances to include twin ovens, hob, dishwasher and American-style fridge freezers, with adjacent laundry/utility rooms fitted to complement and add practicality.
- All homes feature well-appointed family bathrooms and en suite bath/shower rooms to both the principal and guest bedrooms, with elegant fittings and restful, contrasting ceramic tiling to water-sensitive areas.
- Quality carpet and vinyl floorcoverings throughout.
- Air-source heat pump with underfloor heating to ground floor, radiators to first floor.
- Private, fenced and lawned gardens with generous patio area in sandstone, accessed from the house by two sets of French doors, ideal for indoor/outdoor entertaining.
- Block-paved driveways, additional dedicated parking, garaging with EV charging points.



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

Elgin Property

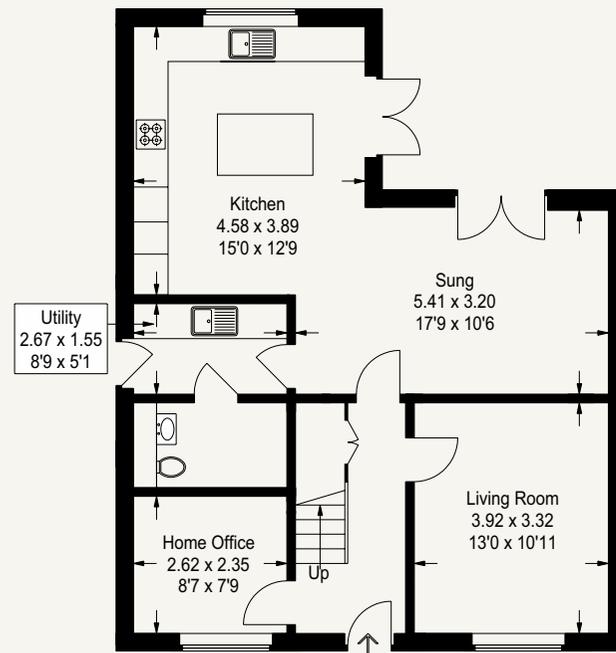
Kimbolton branch: 01480 860400  
[www.peterlane.co.uk](http://www.peterlane.co.uk) Web office open all day every day



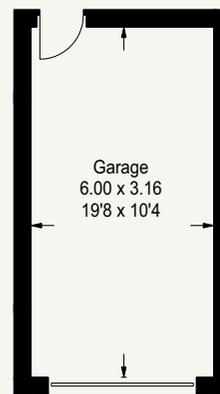
## PLOTS 1 & 2

Approximate Area = 1608 sq ft / 149.3 sqm. Not including Garage

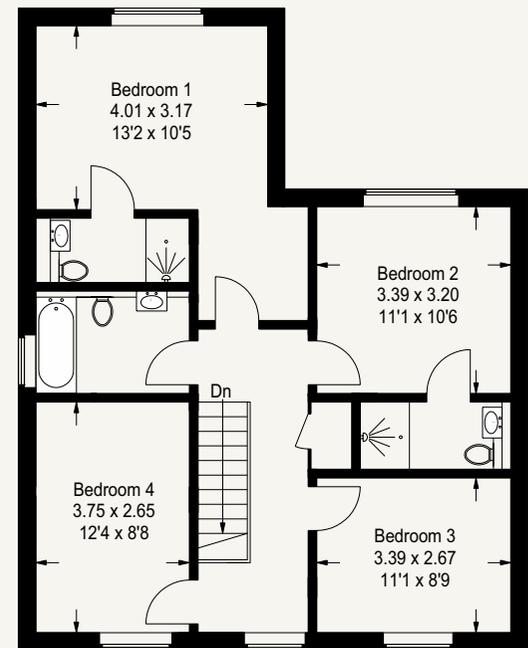
For identification only - Not to scale



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

Approximate Gross Internal Area = 149.4 sq m / 1608 sq ft  
 Garage = 19.3 sq m / 208 sq ft  
 Total = 168.7 sq m / 1816 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. (ID1275259)

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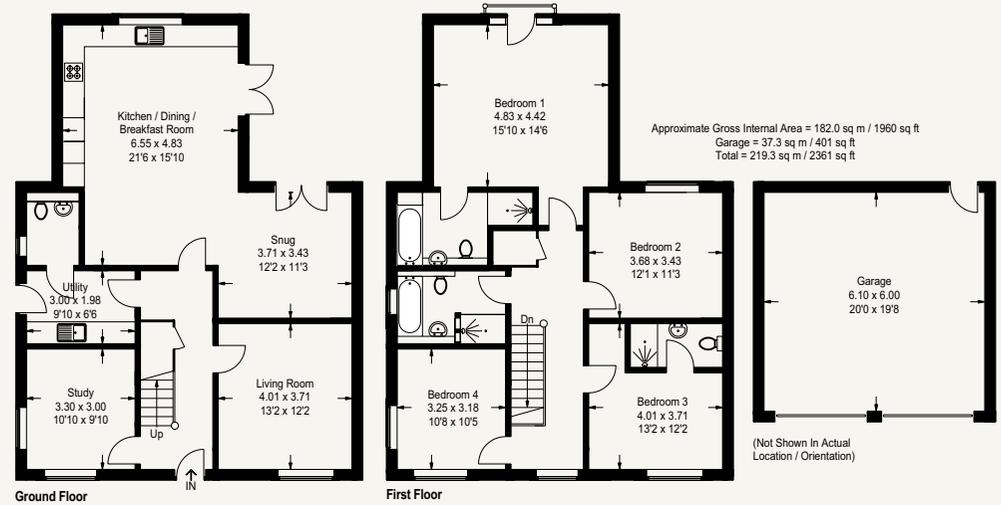


## PLOTS 3 & 4

Approximate Area = 1960 sq ft / 182 sqm. Not including Garage

For identification only - Not to scale

### PLOT 3



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. (ID1275262)  
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### PLOT 4



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. (ID1275264)  
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## PLOT 5

Approximate Area = 2235 sq ft / 207.6 sqm. Not including Garage

For identification only - Not to scale



(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. (ID1275267)  
Housepix Ltd



## THE DEVELOPER - ELGIN PROPERTY

Elgin Property is an exceptional independent housebuilder, renowned for delivering thoughtfully designed homes in carefully selected locations. With an unwavering commitment to quality and craftsmanship, they create distinctive residences that effortlessly combine architectural integrity with modern living.

Each Elgin development is conceived with sensitivity to its surroundings, reflecting the character and heritage of the local area while introducing beautifully appointed, contemporary interiors. From the initial design concept through to the finishing touches, meticulous attention to detail is evident at every stage. Driven by a genuine passion for excellence and customer satisfaction, Elgin Property ensures that every home is not only constructed to an exacting standard but also designed to enhance everyday living — resulting in properties that are as individual as they are enduring.

## LOCATION

Stow Longa is a picturesque village and an active rural community, with its pleasant blend of period and executive housing, village green and historic 13th century Parish Church. Whilst being ideal for those seeking peaceful, rural surroundings, the village is also perfectly positioned for travel, be it commuting or for leisure, with the recently upgraded A14 just five minutes away providing access to the M11, A1 and A428. Mainline railway stations are available at St Neots 12 miles away with trains to London Kings Cross, 52 minutes and 61 minutes respectively. Luton, Stansted and East Midlands airports are readily accessible in a little over an hour. The nearby market town of Kimbolton boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy. There is a variety of shops and eateries, health centre, dentist's surgery, chemist, veterinary practice, garage and supermarket. The independent Harpur Trust schools are located in Bedford approximately 10 miles away.



## BUYERS INFORMATION

To comply with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers at the point of agreeing a sale. We use the services of a third party and there is a nominal charge for this service. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

### Huntingdon

60 High Street

Huntingdon

Tel : 01480 414800

### St Neots

32 Market Square

St. Neots

Tel : 01480 406400

### Kimbolton

6 High Street

Kimbolton

Tel : 01480 860400

### Mayfair Office

Cashel House

15 Thayer St, London

Tel : 0870 112 7099