

26 EAST STREET

KIMBOLTON • PE28 0HJ





26 EAST STREET

KIMBOLTON • PE28 0HJ

AT A GLANCE

- Characterful town house, well improved, updated and refreshed.
- Quiet yet central location, convenient for High Street, schools and facilities.
- Over 1,800 square feet of and adaptable accommodation arranged over three floors.
- Principal bedroom with en suite, three further bedrooms and family bathroom.
 - Sitting room with wood burning stove.
 - Separate dining/family room with wood burner.
- Well-crafted kitchen/breakfast Room with bespoke hand-built cabinets and granite counters.
 - Delightful outside space with charming courtyard and second sun trap decked area.
 - Private off-road parking.



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, a public house, chemist and dentist, health centre, veterinary practice, garage and supermarket. Conveniently situated for road and rail use, main routes such as the A1, A428 and the recently upgraded A14 are all within easy reach, with nearby Bedford, Huntingdon and St Neots offering mainline stations and a commuter service to London.

The University City of Cambridge lies less than 30 miles to the east with a guided 'bus service running from St Ives. The airports of London Luton, London Stansted and East Midlands are all approx. one hour or so away.

Peter & Lane
PARTNERS
EST 1990
Town & Country

Guide Price £695,000

Kimbolton branch: 01480 860400
www.peterlane.co.uk Web office open all day every day



THE PROPERTY

A fine and characterful grade II listed family residence with beautifully presented, light and spacious rooms comfortably arranged over three floors and delightfully positioned within Kimbolton's conservation area, close to the High Street, schools and amenities.

Extending to over 1,800 square feet, the property has been sympathetically upgraded and recently refreshed by the present owners and comprises, in brief, entrance hall with flagstone floor and guest cloakroom, two reception rooms – both with oak floors and wood burning stove – and a superb kitchen/breakfast room with granite counters, quality painted cabinets and French doors opening onto the courtyard. There are four comfortable double bedrooms, the principal featuring a range of quality fitted furniture and an en suite bathroom with four-piece suite. Bedroom two also offers fitted wardrobes and cabinets, bedroom four could equally serve as a home office, and there is an additional shower room.

The property offers excellent outdoor entertaining space with a quaint courtyard and separate suntrap deck and provides ample private off-road parking.

RECESSED ENTRANCE PORCH

Timber front door with glazed panels, outside lamp.

RECEPTION HALL

Polished flagstone floor, radiator with decorative cover, staircase to first floor. Oak framed glazed doors to reception rooms.

GUEST CLOAKROOM

With oak door and fitted with white suite comprising washbasin and WC with concealed cistern. Tiled floor, radiator, mirror and downlights, storage cupboard, cloaks hanging space, plumbing for washing machine.

SITTING ROOM

Oak flooring, fireplace recess housing wood burning stove, with attractive timber surround and flagstone hearth, radiator, exposed ceiling cross beam, two windows to front elevation.

DINING/FAMILY ROOM

Oak flooring, fireplace recess housing wood burning stove, with timber mantle, raised flagstone hearth and adjacent log store, alcove cupboards, radiator, window to side elevation.

KITCHEN/BREAKFAST ROOM

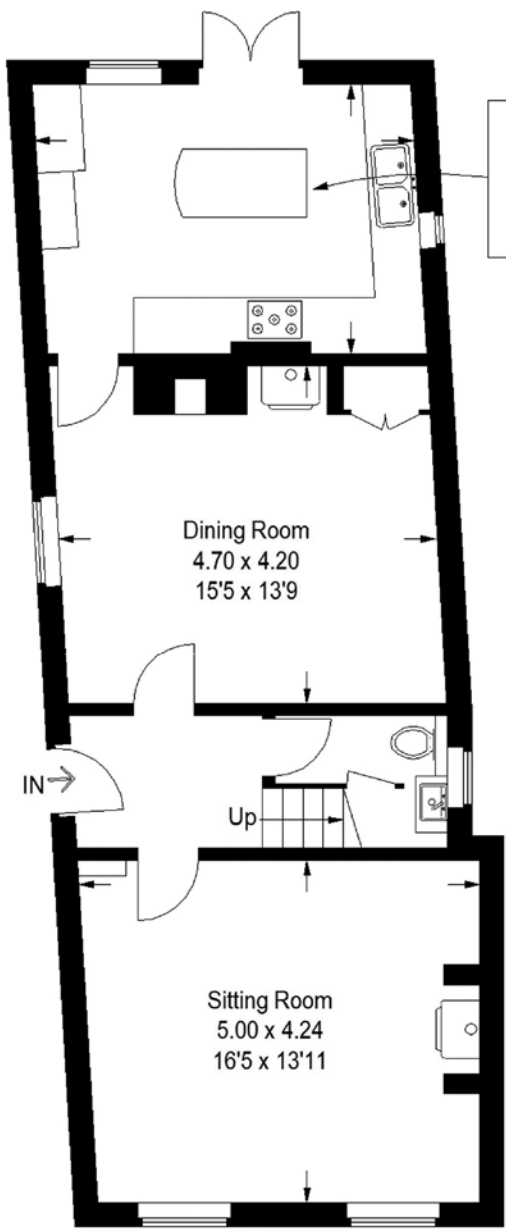
A delightful room, ideal for entertaining with French doors opening onto the rear courtyard.

Fitted with a comprehensive range of hand-built, painted cabinets, granite counters with upstands and double Butler sink, matching granite topped central island with breakfast bar and base cabinets, space for range-style cooker with granite splashback and extractor hood over, plumbing for dishwasher, housing for fridge/freezer. Polished flagstone floor, exposed cross beam and recessed ceiling downlighters.

HALF LANDING

Fitted cupboards and shelving, window to side elevation.



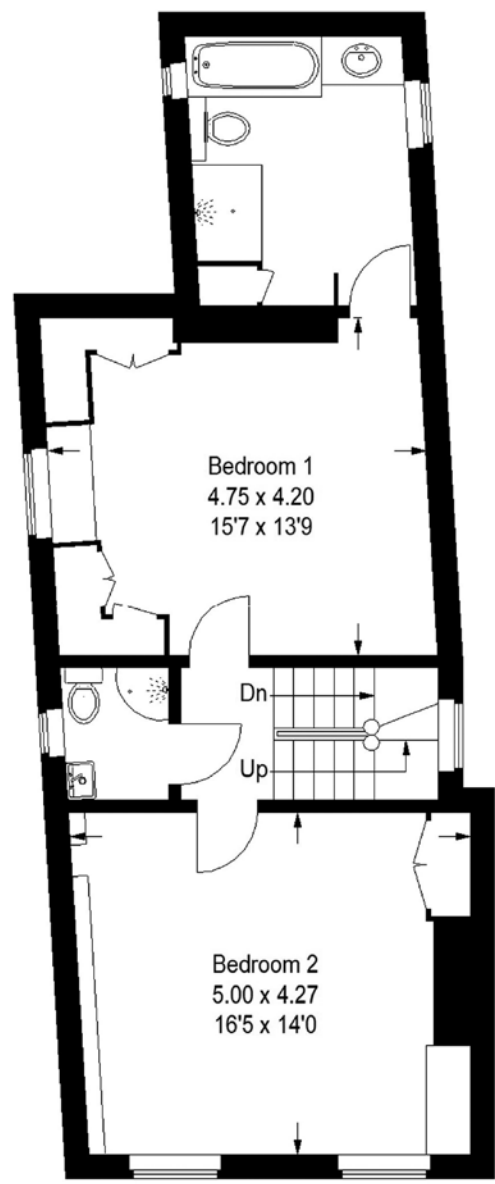


Kitchen
Breakfast Room
4.72 x 3.35
15'6 x 11'0

Dining Room
4.70 x 4.20
15'5 x 13'9

Sitting Room
5.00 x 4.24
16'5 x 13'11

Ground Floor



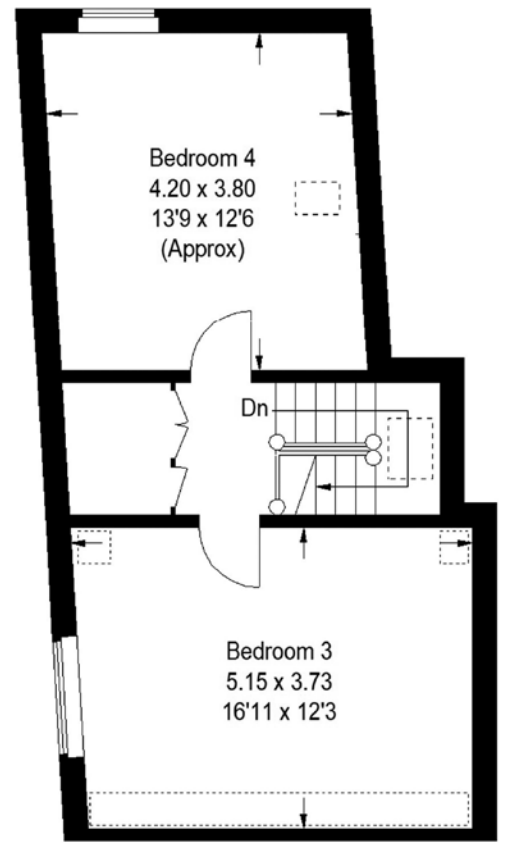
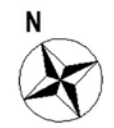
Bedroom 1
4.75 x 4.20
15'7 x 13'9

Bedroom 2
5.00 x 4.27
16'5 x 14'0

First Floor

Approximate Gross Internal Area
168.5 sq m / 1814 sq ft

= Reduced headroom
below 1.5 m / 5'0



Bedroom 4
4.20 x 3.80
13'9 x 12'6
(Approx)

Bedroom 3
5.15 x 3.73
16'11 x 12'3

Second Floor

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. (ID852764)



MAIN LANDING

Stairs to second floor.

BEDROOM ONE

Fitted with a range of quality painted furniture including wardrobes, storage cupboards and shelving, matching panelling to half-height, radiator with decorative cover, recessed ceiling downlighters, window to side elevation.

EN SUITE BATHROOM

(Superbly refitted and remodelled to complement the bedroom). White suite comprising panelled bath with shower mixer tap, separate tiled double shower enclosure with glazed screen, countertop with wash bowl, mixer tap and fitted cupboards, WC with concealed cistern. Mirror fronted wall cabinet, heated towel rail, tiled floor with underfloor heating. Airing cupboard. Windows to side elevations.



BEDROOM TWO

Fitted wardrobes, cupboards and shelving, radiator, recessed ceiling downlighters, two windows to front elevation.

SHOWER ROOM

White suite comprising tiled quadrant shower enclosure with glazed screen, vanity unit with washbasin, mixer tap and storage cupboard, WC with concealed cistern. Tiled floor with underfloor heating, radiator/towel rail, window to side elevation.

SECOND FLOOR LANDING

Fitted shelving, exposed timbers, rooflight providing rooftop views.

BEDROOM THREE

Radiator, exposed timbers, rooflight and window to side elevation.



BEDROOM FOUR/HOME OFFICE

Radiator, exposed timbers, rooflight and window to rear elevation.

OUTSIDE

A particular feature of the property is its excellent outdoor entertaining space, including a seating/barbeque area with large suntrap deck and a charming walled courtyard with brick floor, trelliswork and climbing vine, brick store/boiler house and outside tap. Log store and useful brick and timber store shed with internet connection, power, light and water supply. There is ample gravelled private parking with the property.



Peter Lane &
PARTNERS
— EST 1990 —
Town & Country

move with us
Property, properly.

naea | propertymark
PROTECTED

Zoopla


PrimeLocation.com

rightmove 


The Property Ombudsman
SALES


MAYFAIR
office.co.uk

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

Peter Lane and Partners for themselves as agents for the vendors or lessors of this property give notice that these particulars are produced in good faith, and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane and Partners or any employee therefore do not have the authority to make or give any warranty, guarantee or representation what so ever in relation to this property.