



HILL FARM

SPRING HILL • LITTLE STAUGHTON • MK44 2BS



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AT A GLANCE

- Characterful country residence in delightfully secluded location with wonderful countryside views.
- Grounds in excess of four acres with fine formal gardens, fenced paddocks, stables and outbuildings.
- Over 2,800 sq. ft. of living space with 3 reception rooms, 4 bedrooms, 2 bathrooms plus attic space.
- Well-fitted, 18ft. x 13ft. rustic kitchen/breakfast room with granite counters, twin Butler sinks and Aga.
 - Reception hall, guest cloakroom and laundry/utility room.
- Substantial detached games room offering potential for guest accommodation, homeworking, hobbies and entertaining.
 - Set well back from the road with gated entrance and tree-lined drive.
 - Rural surroundings yet conveniently located for major road and rail links.

The popular village of Little Staughton is situated approximately 4 miles south of Kimbolton and 9 miles north of Bedford and is in the catchment area for Sharnbrook Academy. Local amenities include a thriving farm shop and a public house. Conveniently situated for road and rail use, main routes such as the A1, A6, 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 variety of shops and eateries, chemist, dentist, health centre, supermarket and garage.

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Guide Price £1,500,000

Kimbolton branch: 01480 860400
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THE PROPERTY

This imposing, grade II listed farmhouse is perfectly positioned set back from the road behind electrically operated gates and occupies an exceptional plot with over four acres of fine gardens and grounds and substantial outbuildings.

The living accommodation in the main residence extends to a generous 2,800 square feet and will equally suit the growing or extended family and those looking for a comfortable home with a wealth of character and original features, which takes full advantage of the garden views and delightful semi-rural location.

In brief, the property features a welcoming tiled reception hall with guest cloakroom, sitting room and separate formal dining room – both with wood burning stoves – and a useful study/home office.

The rustic breakfast kitchen is well fitted with granite counters, twin Butler sinks, two-oven Aga and a comprehensive range of bespoke cabinets and there is also an adjacent, similarly fitted laundry/utility room.

There are four double bedrooms - including the principal with en suite - and a family bathroom, plus useful attic space.

The property is approached via a tree-lined drive, offering a peaceful environment with fine formal gardens, fenced paddocks, stabling, storage barns and a substantial detached annexe offering additional accommodation for guests, excellent facilities for home working and wonderful entertaining space.

ACCOMMODATION IN BRIEF

A hardwood entrance door with part-glazed/leaded panel provides access to the split-level reception hall with exposed brick pammments, old cast-iron range, ceiling cross beam, guest cloakroom and staircase leading to the first floor. The hall continues into the inner vestibule with decorative tiled floor.

The dual aspect sitting room features an attractive brick inglenook fireplace with oak bressummer housing a wood burning stove and ceiling cross beam, and there is a doorway to a second staircase to the rear landing. The formal dining room also enjoys a dual aspect and features a brick fireplace with inset wood burner and a wealth of exposed wall timbers.

The fully bespoke country kitchen provides a comprehensive array of cabinets with granite counters and upstands, double Butler sinks with mixer tap, oil-fired Aga, limestone flooring and ample space for a breakfast table.

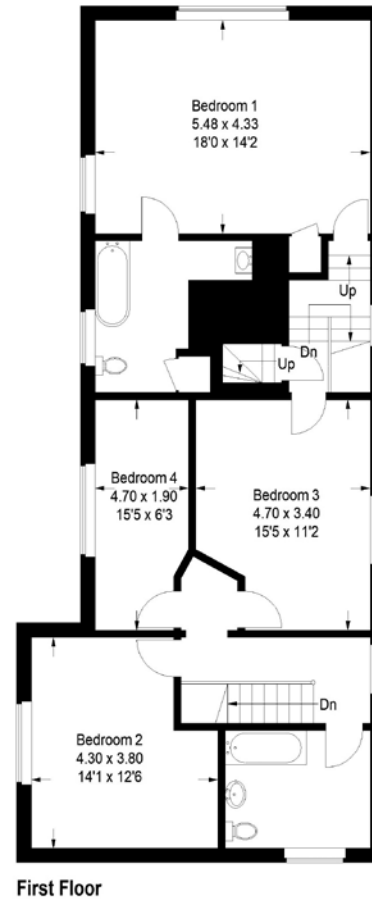
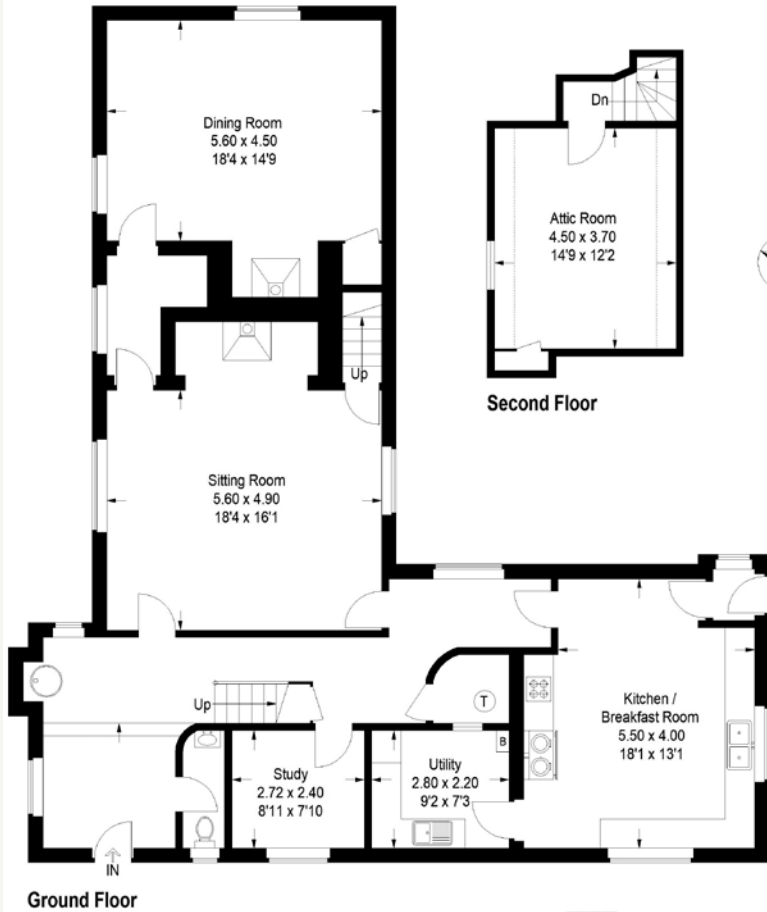
The adjacent laundry/utility room has been fitted to complement the kitchen with bespoke cabinets, granite countertop, double Butler sinks, plumbing for washing machine, oil-fired central heating boiler and limestone flooring.

Finally, for those needing even more space, there is a third reception room which currently serves as a study/home office.

The first floor is served by two staircases, with the main landing accessed via the reception hall and providing access to three bedrooms and a family bathroom with three-piece suite.



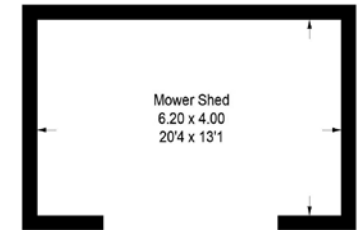
Approximate Gross Internal Area
 262.9 sq m / 2830 sq ft
 Outbuildings = 212.4 sq m / 2286 sq ft
 Total = 475.3 sq m / 5116 sq ft



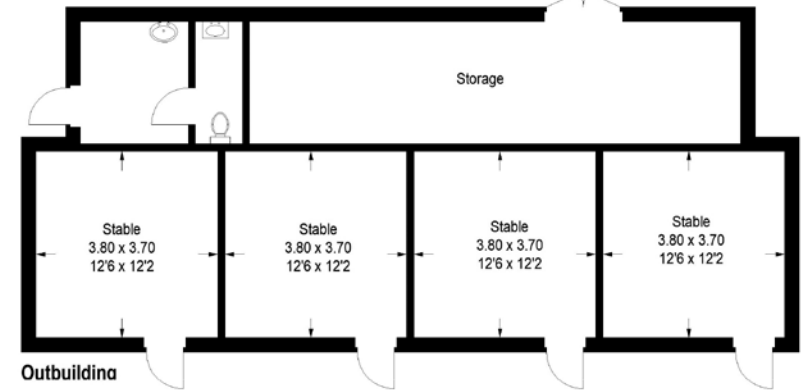
= Reduced headroom below 1.5 m / 5'0"

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. (ID1106930)

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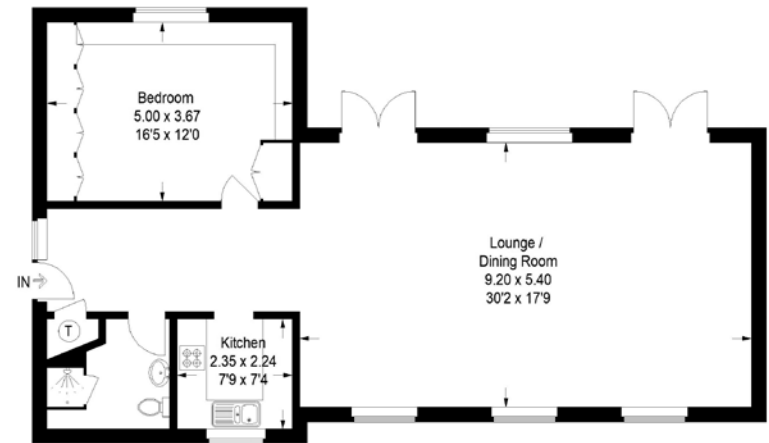


(Not Shown In Actual Location / Orientation)



Outbuilding

(Not Shown In Actual Location / Orientation)



Outbuilding

(Not Shown In Actual Location / Orientation)



The exceptional principal bedroom, with views over gardens and countryside beyond, is reached via the staircase from the sitting room (or from the main landing via bed 3) and has its own bathroom with suite comprising free-standing roll-top bath with shower over, pedestal washbasin and WC.

THE GARDEN, GROUNDS AND BUILDINGS

The property is set well back on a delightfully secluded plot in excess of four acres and forms an integral part of the surrounding rural landscape.

The garden provides a peaceful environment with extensive areas of lawn interspersed with a wide variety of mature trees and shrubs, formal garden with deck and pergola and natural pond, second natural pond surrounded by trees with meandering pathways.

There is gravelled parking for numerous vehicles.

DETACHED BRICK-BUILT OUTBUILDING/ANNEXE

Paved, walled courtyard.

Spacious reception area with tiled floor, living room with vaulted, beamed ceiling and two sets of French doors opening onto the garden patio.

Well-appointed kitchen with extensive countertop space, inset sink, oven, hob, extractor, plumbing for washing machine, tiled floor.

Double bedroom with range of fitted wardrobes and fully tiled shower room.

BRICK-BUILT STABLING.

Comprising four boxes, each approx. 3.80m x 3.70m (12' 6" x 12' 2").

Additional storage area and washroom/WC (Ideal for soiled boots and dogs).

TIMBER STORAGE BARN

6.20m x 4.00m (20' 4" x 13' 1").



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