



BLUE BELL HOUSE

28 EAST STREE • KIMBOLTON • PE28 0HJ



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KEY FEATURES

- Characterful period house, perfectly positioned just off the High Street.
- Convenient for all local facilities and excellent schools.
- Over 1,200 square feet of recently refreshed accommodation.
- Three double bedrooms and three reception rooms.
- Excellent kitchen/breakfast room with hardwood counters and painted cabinets.
- Spacious bathroom with contemporary four-piece suite.
- Charming private walled courtyard with useful brick-built stores.
- Grade II listed and within Kimbolton's conservation area.

THE VILLAGE

The historic market town of Kimbolton boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy. The High Street is a scene of constant activity and boasts a wide variety of shops and eateries, chemist with post office, dentist, garage and small supermarket. There is also a Health Centre in nearby Hunters Way. Conveniently situated for road and rail use, main routes such as the A1, A428 and newly 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. Both London Luton and London Stansted are approx. one hour away, with East Midlands and Birmingham around 1hr 15mins.

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Price £535,000

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THE PROPERTY

This fine bay-fronted, peg tiled period house offers surprisingly spacious and delightfully characterful accommodation, perfectly positioned just a stone's throw from the High Steet and within walking distance of Kimbolton's excellent schools.

The property has been sympathetically improved and upgraded in recent years to offer comfortable, high-quality accommodation, whilst retaining its all-important period features such as brick floors, cast-iron fireplaces, stripped pine doors and exposed timbers.

Blue Bell House offers, in brief, entrance hall, three reception rooms, re-fitted kitchen with hardwood counters and integrated appliances and cloakroom/WC. On the first floor there are three comfortable double bedrooms family bathroom with bath and separate shower.

Outside there is a charming and private walled courtyard garden with brick-built storage barns.

The property has had a replacement oil-fired boiler, installed in 2016.

ACCOMMODATION IN BRIEF:

Hardwood panelled door with bull's eye glazing, outside coach lamp.

ENTRANCE HALL

Exposed brick floor, wood panelling to half-height, radiator. Stripped pine doors to principal rooms.

FAMILY ROOM

Laminate flooring, feature cast iron fireplace with tiled hearth and wooden surround, wood panelling to half-height, radiator, bay window to front.

INNER LOBBY

Exposed brick floor, understairs cupboard.

STUDY

Feature cast iron open fireplace with tiled hearth, part exposed brick wall, radiator, window to rear aspect.

CLOAKROOM W/C

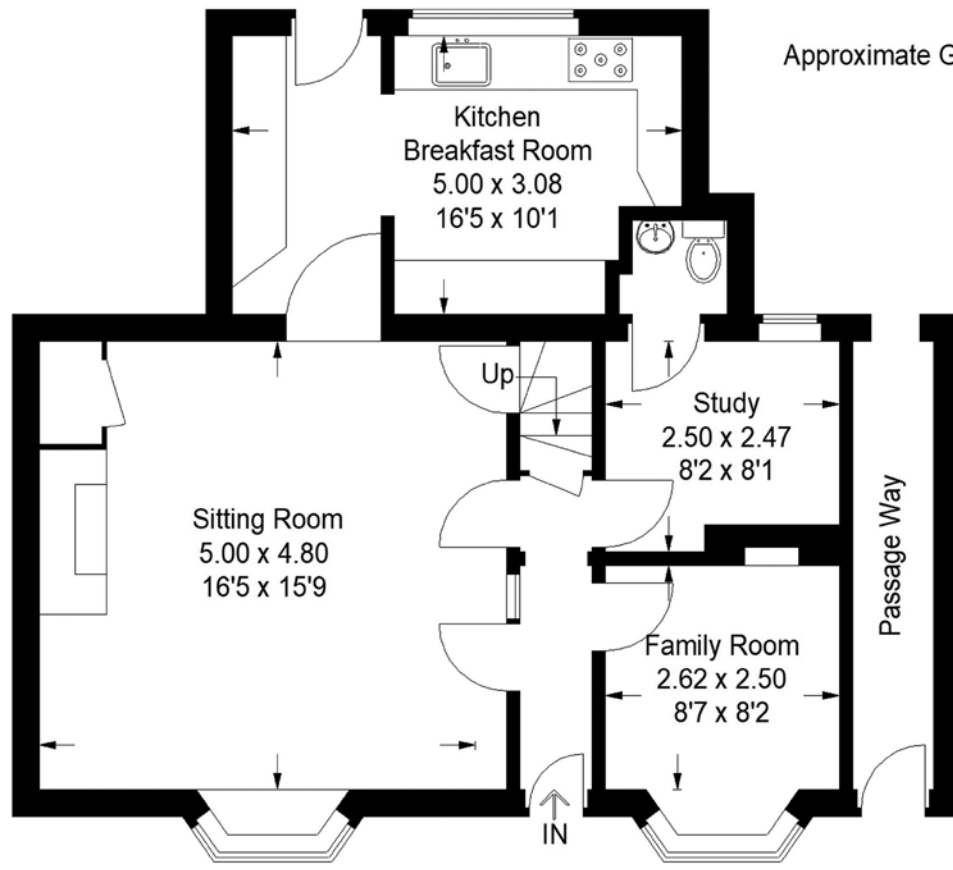
Suite comprising close coupled WC and pedestal washbasin. Radiator/towel rail, extractor fan.

SITTING ROOM

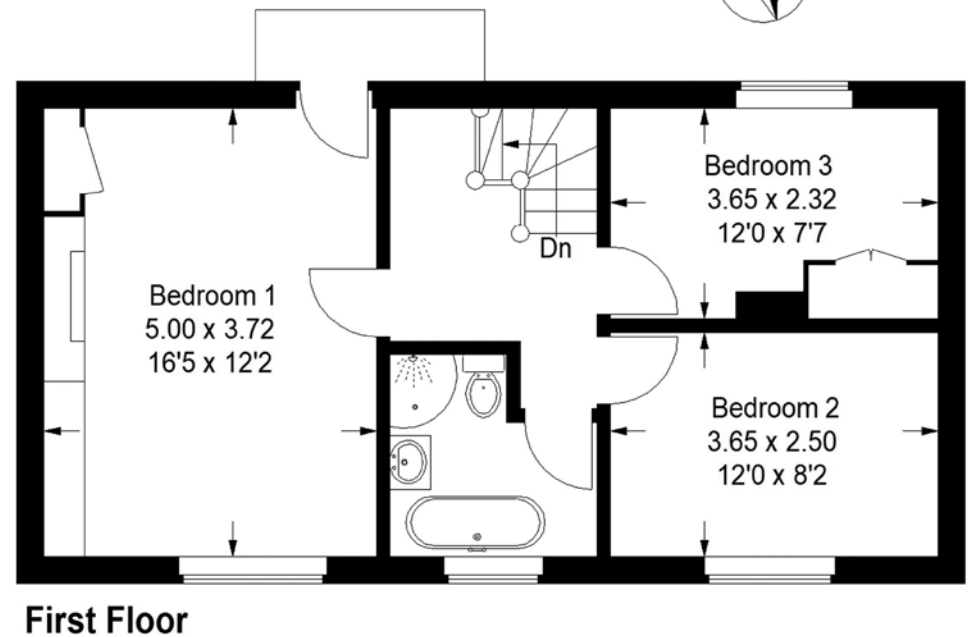
Exposed brick floor, fireplace recess with quarry-tiled hearth and oak bressummer, panelling to half-height, ceiling cross beam, picture rail, storage cupboard and walk-in cupboard with light, three radiators, bay window to front with window seat.

Door to staircase leading to first floor.





Approximate Gross Internal Area = 113.1 sq m / 1217 sq ft
(Excluding Passage Way)



Ground Floor

First 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. (ID877023)
Housepix Ltd



KITCHEN/BREAKFAST ROOM

Fitted with hardwood counters and a comprehensive range of bespoke painted cabinets, deep Butler sink with swan neck mixer tap, tiled splashbacks, plumbing for washing machine and dishwasher, integrated fridge/freezer, space for range cooker with extractor hood over, ceramic tiled floor with under floor heating, recessed ceiling downlighters, oil-fired boiler. Window to rear elevation and part-glazed door to rear courtyard garden.

FIRST FLOOR LANDING

Radiator, exposed timbers.

BEDROOM ONE

Feature cast iron fireplace with detailed wooden surround and slate hearth, two built-in wardrobes and additional eaves storage space, radiator, window to front aspect.

BEDROOM TWO

Radiator, exposed timbers, window to front aspect.



BEDROOM THREE

Radiator, ceiling cross beam, airing cupboard housing mega-flow (mains pressure) system. Window to rear aspect.

BATHROOM

Four-piece suite comprising free-standing roll top bath, quadrant 'wet-wall' shower enclosure with glazed screen, pedestal washbasin and close-coupled WC. Laminate flooring, radiator/towel rail, recessed downlighters, exposed timbers, windows to rear aspect.

OUTSIDE

There is a gated side passageway offering storage for bikes etc. and leading to the delightful flagstone courtyard, which is walled for privacy and features attractive trelliswork with climbing plants, plus two brick-built barns with power connected, outside water tap, oil tank.





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