



# COBWEBS

STATION ROAD • KIMBOLTON • PE28 0LB





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## AT A GLANCE

- Stunning, individual village residence enjoying uninterrupted countryside views.
- Superior plot with gardens and grounds approaching a quarter of an acre.
  - Recently extended, enhanced, remodelled and upgraded.
- Over 2,250 square feet of accommodation for the discerning family.
  - Sitting room with brick fireplace and wood burning stove.
  - Delightful sunroom with French doors opening onto the garden.
- Fully remodelled and refitted kitchen/breakfast/family room with extensive glazing and doors to the garden.
- Welcoming reception hall, adjacent utility/boot room and guest cloakroom/WC.
- Principal bedroom with wonderful vaulted ceiling, en suite and Juliet balcony overlooking the garden and fields beyond.
  - Three further bedrooms and well-appointed family bathroom.
  - Wonderful indoor/outdoor entertaining and leisure space.
- Gated entrance, extensive parking and useful detached studio/gym/workshop.

The historic market town of Kimbolton boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy. The charming High Street boasts a variety of shops and eateries, a public house, Indian restaurant, chemist and dentist, with a health centre, garage and supermarket also nearby. 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.

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## THE PROPERTY

Cobwebs is a generously proportioned, individual residence with a wonderfully spacious and light interior which takes full advantage of its delightful semi-rural location and uninterrupted countryside views.

The present owners have carried out a meticulous programme of remodelling and enhancement to create a bespoke family home of undoubted quality that would equally suit the growing family and those looking for a comfortable and appealing home with outstanding entertaining/leisure facilities including an outdoor modular kitchen/grill and hot tub, and excellent facilities for home working.

The well-planned layout extends to over 2,250 square feet internally and occupies an enviable plot of approaching a quarter of an acre, approached via a private drive and electrically operated gates.

In brief, accommodation comprises a welcoming reception hall, sitting room with wood burning stove, sunroom, a truly stunning kitchen/breakfast/family room, dining area, practical utility/boot room and additional cloakroom. There are four comfortable bedrooms, including a wonderful principal suite, and a well-appointed family bathrooms. There is ample parking and a useful detached studio/gym/workshop.

The property has an array of solar panels with inverter and storage battery.

## GROUND FLOOR

Composite entrance door with exterior lighting opening into the welcoming reception hall with tiled flooring and staircase rising to the first-floor landing.

Tiled flooring continues into the adjacent utility room which has been fitted to complement the kitchen with hardwood counters, ceramic sink and drainer with mixer tap, fitted cabinets, plumbing for washing machine, space for additional appliances, central heating boiler and stable door to the garden.

The spacious sitting room features a brick fireplace housing a wood burning stove and opens into a delightful triple-aspect sunroom with fitted window seat and French doors leading to the garden.

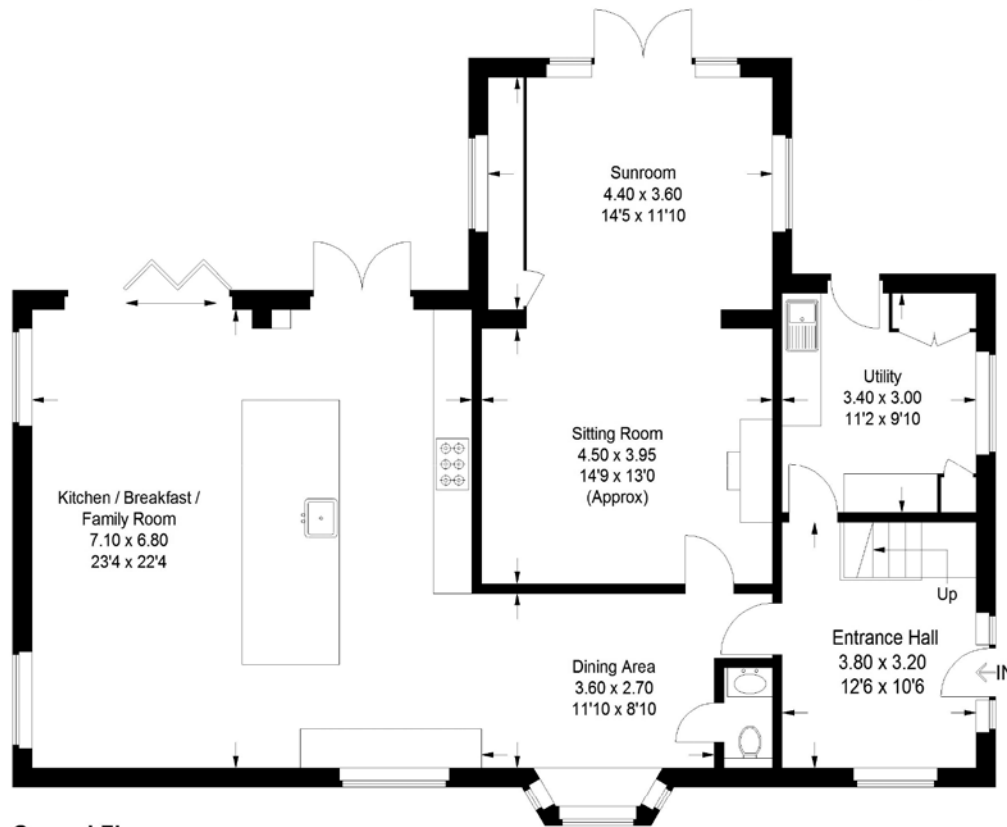
Situated to south and westerly area of the property and taking full advantage of the garden views will be found the fully remodelled and refitted kitchen/breakfast/family room, extending to some 23ft by 22ft with tiled flooring and underfloor heating and extensive glazing including triple Velux style rooflights, sliding doors opening onto the garden terrace.

The family area features three Velux-style rooflights, a picture window and bi-folding doors to the garden terrace, plus an attractive fireplace for cosy evenings, and the beautifully crafted kitchen area is fitted with granite counters and upstands, double Butler sink and a comprehensive range of quality contrasting cabinets with appliances to include range cooker with extractor, integrated oven/microwave, dishwasher, plus full-height fridge and separate freezer. The countertop also incorporates an oak peninsula unit/breakfast bar with storage cabinets, wine cooler and pendent lighting, and there is also an additional range of storage cupboards with oak countertop and glazed cabinets forming a matching dresser-style unit. There is concealed over-counter lighting, recessed downlighters and glazed double doors opening onto the garden.

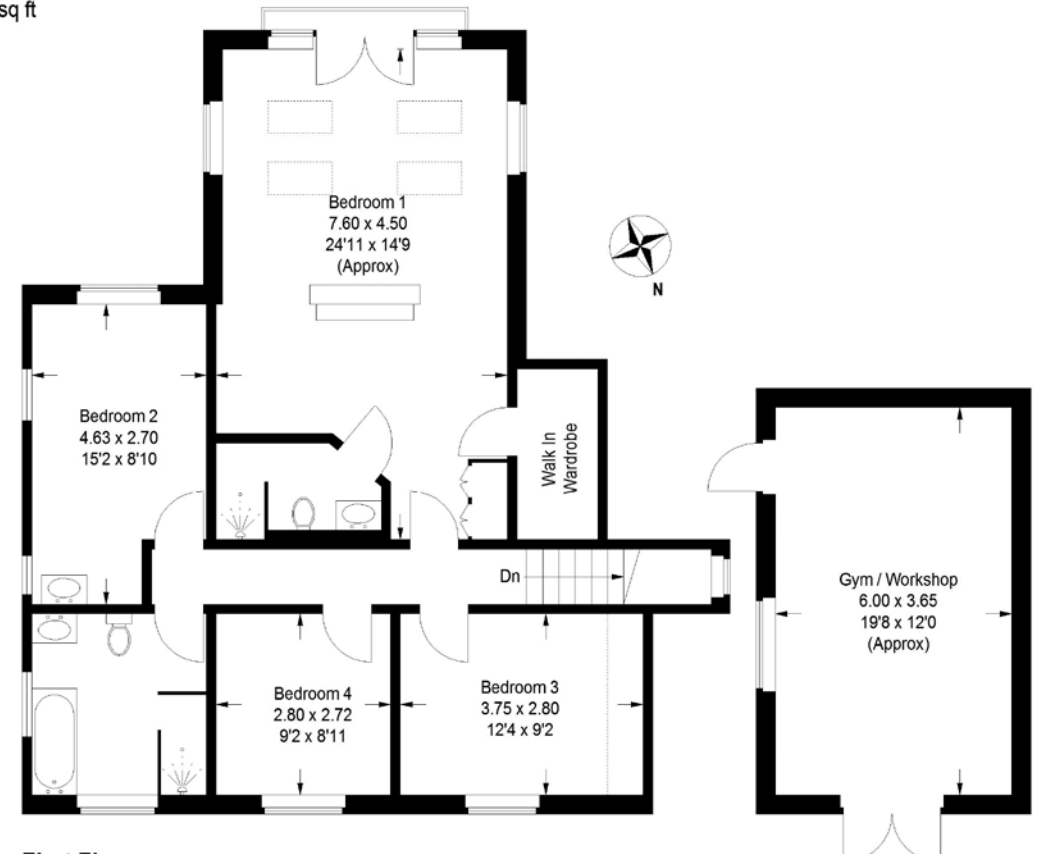
The dining area/breakfast nook has a bow window to the front and there is also a useful cloakroom/WC, ideal if gardening or outdoor entertaining.



Approximate Gross Internal Area = 209.2 sq m / 2252 sq ft  
 Outbuilding = 22.4 sq m / 241 sq ft  
 Total = 231.6 sq m / 2493 sq ft



**Ground Floor**



**First Floor**

= 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. (ID1131686)

Housepix Ltd

(Not Shown In Actual Location / Orientation)





## FIRST FLOOR

The spacious and light landing provides access to four comfortable bedrooms and the well-appointed family bathroom, refitted with suite comprising bathtub with mixer shower, double shower enclosure with glazed screen and 'monsoon' and hand shower fittings, wall-hung washbasin with storage units below and close-coupled WC. Tiled floor and tiling to three-quarter height.

The exceptional triple-aspect principal bedroom suite features a superb, vaulted ceiling with four Velux-style rooflights and Juliet balcony with full-height glazing to the apex offering outstanding views of the garden and countryside beyond.

The floating headboard incorporates nightstands with personal lighting, plug points and phone charging and a dressing table. Along with the fitted wardrobes, there is a walk-in wardrobe and a fully tiled and refitted en suite housing a large walk-in 'wet room' style shower enclosure with 'monsoon' and hand-shower fittings and herringbone tiling, washbasin and storage below, large oval backlit mirror and close-coupled WC.

## OUTSIDE

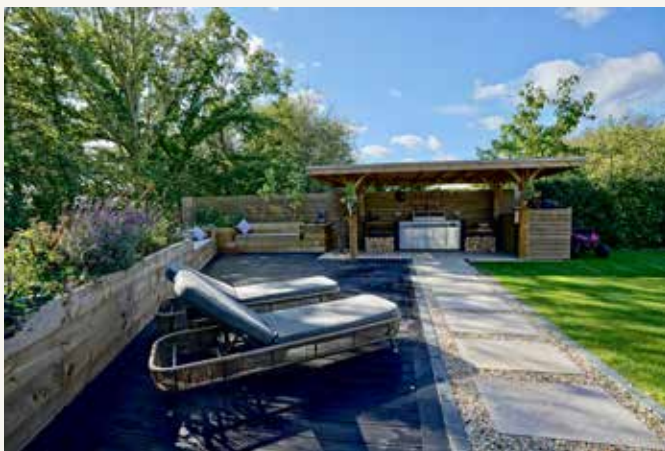
One of the outstanding features of Cobwebs is the wonderful outdoor entertaining and leisure space. Approached via double electrically operated gates and a gravelled drive, the property occupies a superior plot approaching a quarter of an acre, with attractively landscaped and pleasantly maturing gardens fully enclosed by fencing and hedgerow and with a fine expanse of lawn, recently laid slate patio and covered deck with seating area and hot tub. The decking, with raised planters and adjacent gravelled and paved pathway extends to the end of the garden and to the fabulous covered outdoor kitchen area with decorative tiled floor, modular grill and hotplates, preparation areas and sink, beer/wine 'fridge, lighting and power points.

Storage shed and covered log store.

## DETACHED STUDIO/GYM/WORKSHOP

6.00m x 3.65m (19' 8" x 12' 0")

Insulated and with light and power. Inverter and storage battery for solar system.



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