

YEW TREES

BRINGTON ROAD • OLD WESTON • PE28 5LP



YEW TREES

BRINGTON ROAD • OLD WESTON • PE28 5LP

AT A GLANCE

- Handsome, generously proportioned bay-fronted detached residence occupying an outstanding plot approaching two acres.
- Outstanding modernisation/renovation opportunity (subject to planning permission and building regulation approval).
- Characterful accommodation extending to around 2,090 square feet with four excellent double bedrooms.
- Drawing room, separate sitting room and farmhouse kitchen with adjacent scullery/utility room.
- Potential additional office and storage space.
- Established gardens and grounds with two separate accesses, former stable and useful store sheds.
- Delightful semi-rural location yet ideally positioned for access to major road and rail links.

THE PROPERTY

With attractively imposing double bay-fronted elevations, this fine detached village residence is perfectly located within this delightful rural landscape, whilst remaining convenient for those requiring access to major road and rail links.

The property offers outstanding accommodation with characterful yet surprising spacious living space extending to over 2,000 square feet, including a welcoming entrance hall and two bay-fronted reception rooms, both with open fireplaces and shuttered windows, along with a well-appointed farmhouse kitchen with ample space for a dining table and an adjacent, practical scullery/utility room.

There are four generous double bedrooms, with two enjoying bay windows and views over the delightful frontage.

The exceptional grounds extend to around two acres including formal gardens and paddock area, with two separate entrances and extensive parking/hardstanding, former stable and adjoining WC.

The property represents excellent potential for updating, improvement and extension, subject to the required planning consents and interested parties should make their own enquiries in this regard.



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

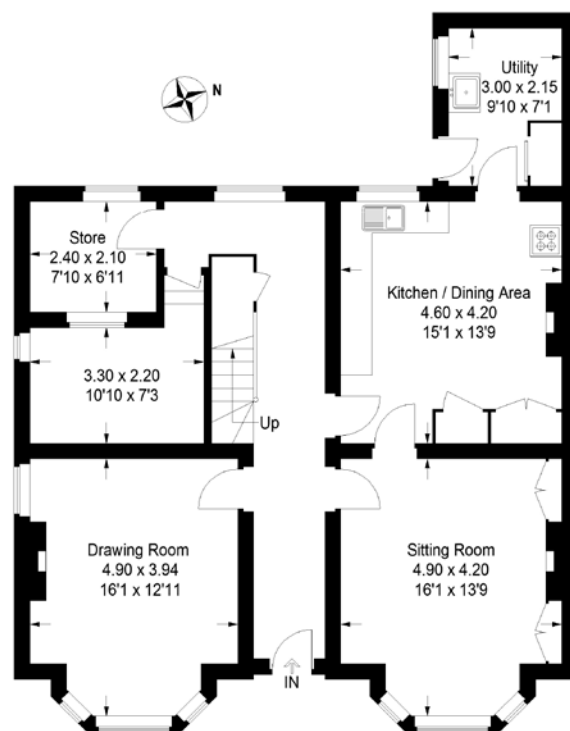
Offers in Region of £750,000

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



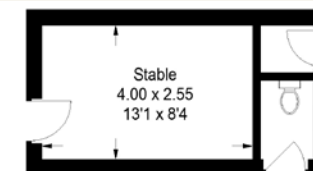
THE VILLAGE

The property is positioned on the edge of the attractive village of Old Weston, which sits approximately 2 miles north of the recently upgraded A14, providing onward access to the A1, M1 and M6, and is surrounded by open countryside and farmland. The village enjoys facilities such as an attractive Church, pub/restaurant, farm shop, playground and active village hall. The neighbouring village of Brington has the benefit of a Church of England aided primary school, which then is a feeder for Hinchingsbrook Secondary School. Nearby, the market town of Kimbolton boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy. Facilities include shops and cafes, supermarket, doctor and dentist surgeries, chemist, pub/restaurant, Indian restaurant, veterinary practice, garage, and St Andrews church. Bedford, Huntingdon and St Neots offer mainline stations and a commuter service to London. East Midlands, London Luton and London Stansted airports are all just over an hour away.

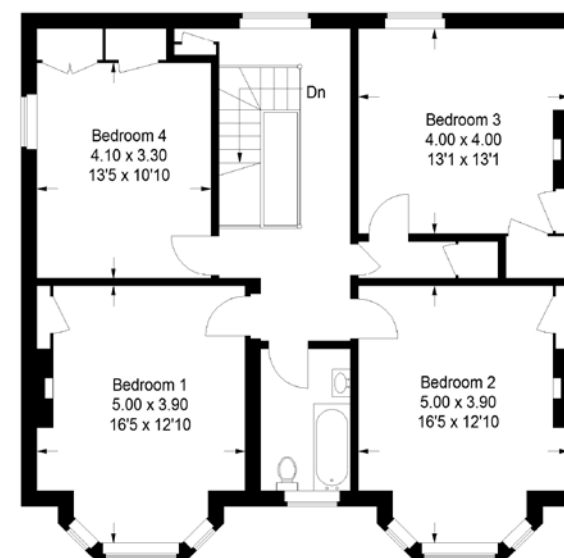


Ground Floor

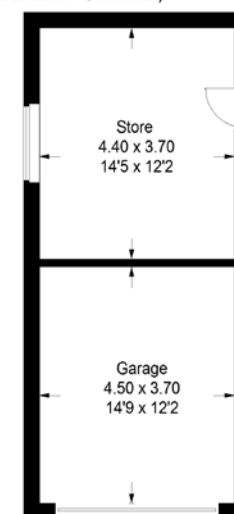
Approximate Gross Internal Area = 194.2 sq m / 2090 sq ft
 Garage = 34.0 sq m / 366 sq ft
 Outbuilding = 13.6 sq m / 146 sq ft
 Total = 241.8 sq m / 2602 sq ft



Outbuilding
 (Not Shown In Actual Location / Orientation)



First Floor



Garage

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. (ID1248825)
 Housepix Ltd



BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete

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	Kimbolton	Mayfair Office
60 High Street	6 High Street	Cashel House
Huntingdon	Kimbolton	15 Thayer St, London
Tel : 01480 414800	Tel : 01480 860400	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.