



**25 HIGH STREET**  
**KIMBOLTON • PE28 0HB**



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## AT A GLANCE:

- Handsome town house, recently fully renovated, remodelled and refitted.
- Over 2,200 sq. ft. of characterful accommodation arranged over three floors.
- Two separate reception rooms, four double bedrooms and three bath/shower rooms.
- Finely crafted kitchen/breakfast room with bespoke cabinets, granite counters and quality integrated appliances.
- Welcoming, tiled through reception hall with door opening onto the beautifully private south-facing courtyard.
- Perfectly positioned for local schools and facilities and for access to major road and rail links.

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 eateries, a public house, chemist and dentist, health centre, garage and supermarket. Conveniently situated for road and rail use, main routes such as the A1, A428 and the 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. The airports of London Luton, London Stansted and East Midlands are all approx. one hour or so away.



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## THE PROPERTY

Originally a private dwelling house which was then converted to a bank, this handsome and imposing town house has been fully renovated and considerably upgraded to create a bespoke residence of undoubted quality within the heart of Kimbolton.

The accommodation extends to a generous 2,236 square feet and will equally suit a family with children at one of the area's outstanding schools, those looking for a comfortable home with excellent facilities for home working and delightful indoor/outdoor entertaining space, and certainly 'downsizers' who don't wish to compromise on quality.

In brief, the property features a welcoming reception hall, two versatile reception rooms and a stunning, fully refitted breakfast kitchen with granite counters, bespoke cabinets and quality appliances, and a practical utility room. There are four double bedrooms and three beautifully appointed bath/shower rooms.

### **ACCOMMODATION IN BRIEF:**

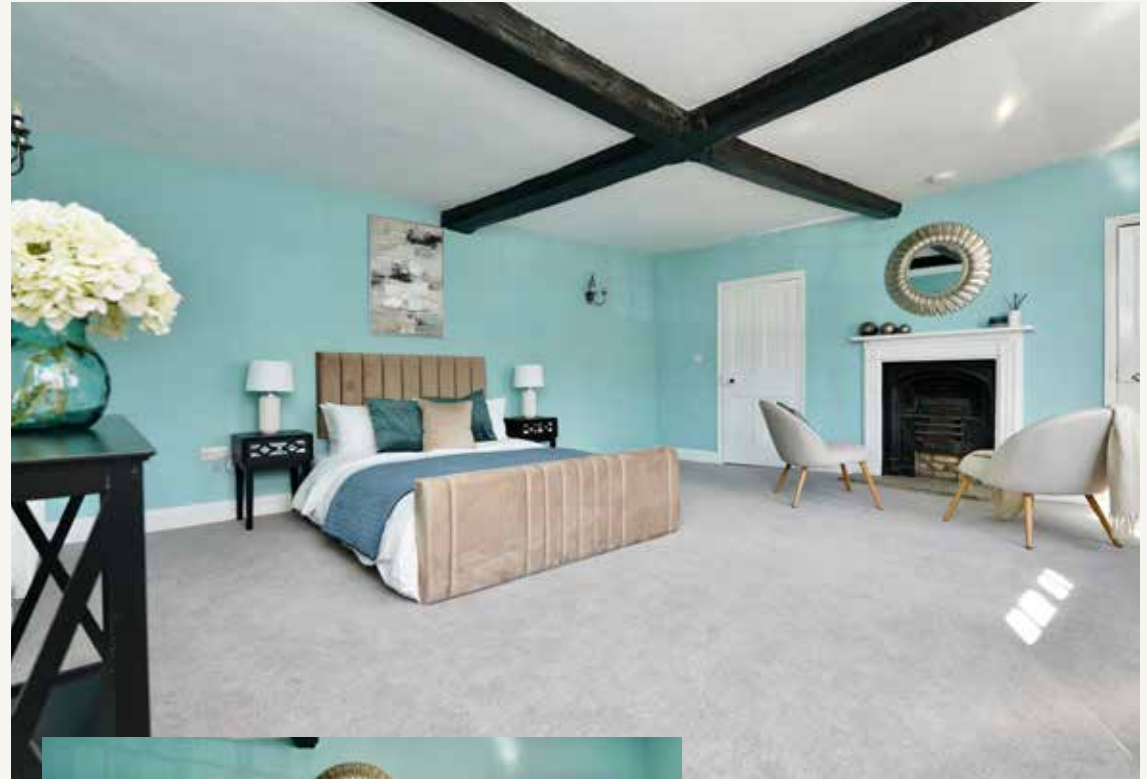
Welcoming reception hall with decorative tiled floor, cloaks hanging space, door to utility room, door to the rear courtyard and staircase leading to the first floor.

The decorative tiling extends into the finely crafted, fully equipped bespoke kitchen/breakfast room, undoubtedly the focal point of the house with its comprehensive array of quality painted cabinets with granite counters and appliances to include range cooker with extractor hood, dishwasher, 'fridge and freezer, under-counter mounted sink and central granite peninsula unit incorporating a breakfast bar.


There is also ample space for a dining table, if required, and a charming window seat from where you can watch the comings and goings on the High Street.

The comfortable sitting room also features a bay window to the front and the versatile family room, with fitted hardwood counter/desktop and shelving, could equally serve as a study/home office.

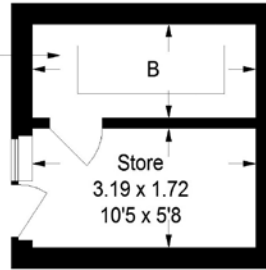
The four excellent double bedrooms and three bathrooms are arranged over the first and second floors.



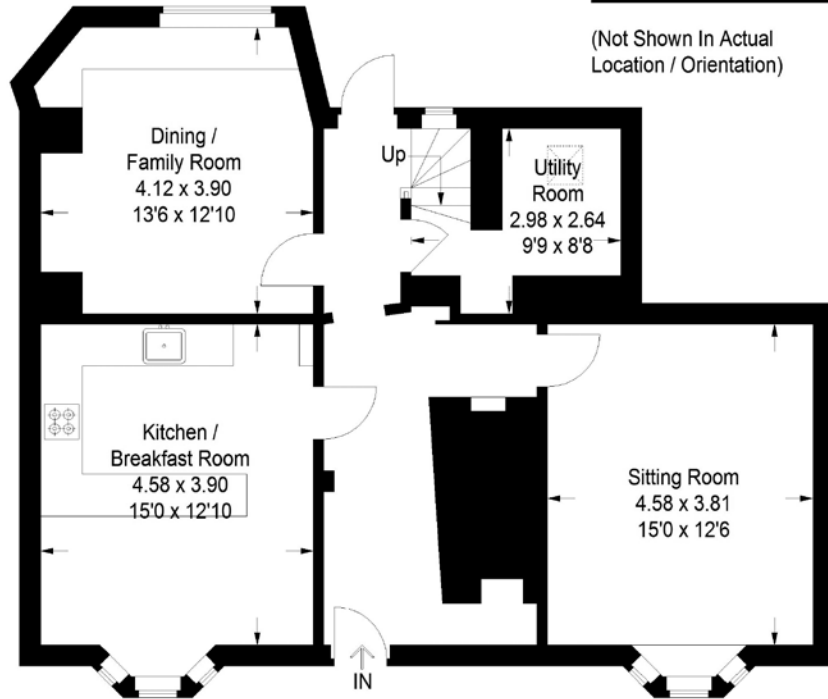
Approximate Gross Internal Area = 207.8 sq m / 2236 sq ft  
 Store / Boiler = 10.0 sq m / 108 sq ft  
 Total = 217.8 sq m / 2344 sq ft

 = Reduced headroom below 1.5 m / 5'0"

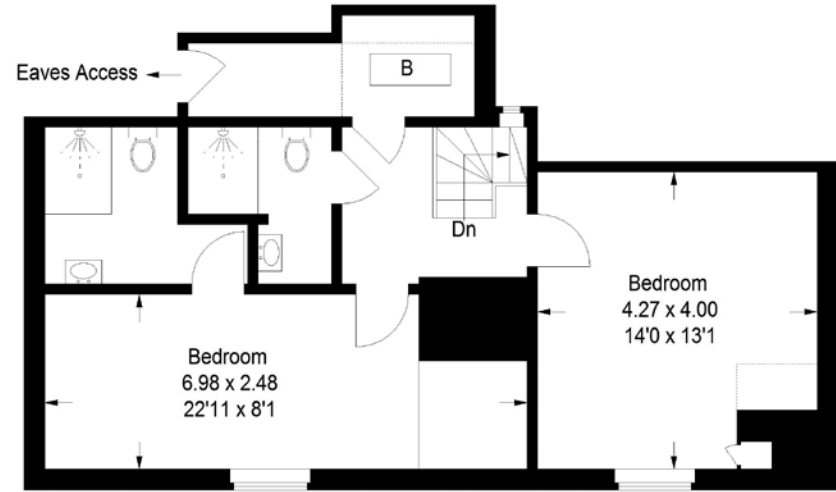
Boiler Room  
 3.19 x 1.33  
 10'6" x 4'4"



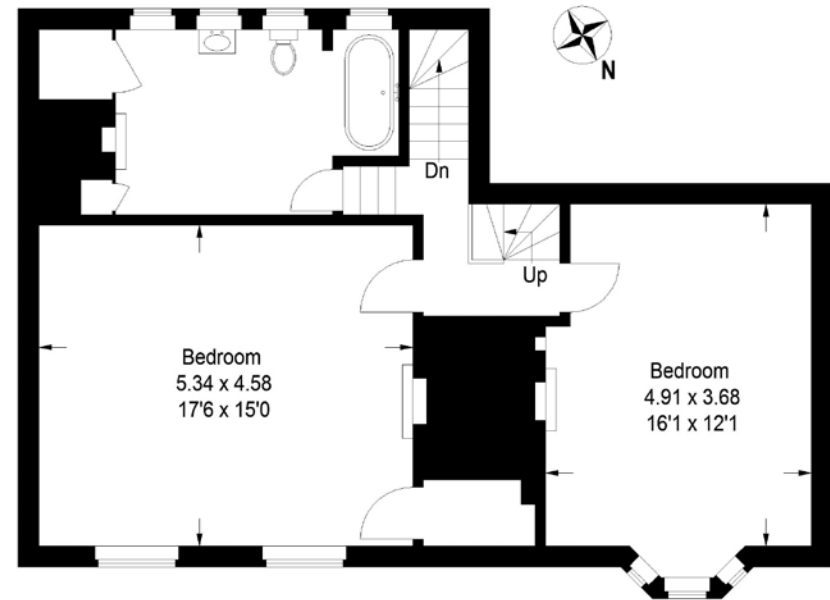
(Not Shown In Actual Location / Orientation)



Ground Floor



Second 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. (ID1113145)

Housepix Ltd



Two of the bedrooms feature attractive original cast iron fireplaces and all have windows overlooking the High Street.

The generous principal bathroom is fitted with a suite comprising double-ended bath, pedestal washbasin and close-coupled WC, plus Victorian-style tiling and feature fireplace. There are two additional wet rooms, one en suite, with walk-in showers, pedestal washbasin, close-coupled WC and decorative floor tiling.

The property is conveniently located on the High Street, with views of St Andrews Church.

The delightful flagstone courtyard is walled for privacy with attractive trelliswork and provides a peaceful environment for relaxation, with a pleasant southerly aspect.



### **OUTSIDE STORE**

3.19m x 1.72m (10' 5" x 5' 8")

With light and power – ideal as gym, hobbies room etc.

### **BOILER ROOM**

3.19m x 1.33m (10' 5" x 4' 4")

Housing oil storage tank.



### **ADDITIONAL NOTES:**

- The property is grade II listed and is set within Kimbolton's conservation area.
- It is yet to be rated for Council Tax purposes.
- There is an outstanding planning condition relating to the roof tiles and it is likely that an indemnity will be offered in this regard.

