



# ROBINS REACH

COLMWORTH ROAD • LITTLE STAUGHTON • MK44 2BY







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## AT A GLANCE

- Established, single storey residence with gardens and grounds approaching one acre.
- Superbly positioned at the edge of the village with unrivalled views over the surrounding rural landscape.
- Exceptionally versatile and adaptable accommodation extending to over 2,000 square feet with 3 reception rooms, 5 bedrooms and 3 bath/shower rooms.
- Includes area suitable for self-contained annexe – ideal for extended families, guests and air b&b.
- Sitting room with attractive stone fireplace and wood burning stove.
- Spacious formal dining room.
- Well-appointed kitchen/breakfast area with comprehensive range of quality cabinets and patio doors to the garden terrace.
- Laundry/utility room and cloakroom/WC.
- Gated Entrance, Extensive Parking/Turning Space and four-car car port.
- Convenient for local facilities and access to major road and rail links.

## THE VILLAGE

The popular village of Little Staughton is situated approximately 4 miles south of Kimbolton, 6 miles west of St Neots 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 St Neots, Bedford and Huntingdon offering mainline stations and a commuter service to London. Stansted, Luton and East Midlands airports can be reached in just over the hour. 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 cafes, dentist and doctor's surgery, chemist, veterinary surgery, garage and supermarket.

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## THE PROPERTY

This fine village residence has been carefully remodelled and extended over the years to create a bespoke family home with well-planned, exceptionally versatile accommodation offering a spacious and light interior that will equally suit those looking for a comfortable home with excellent facilities for home working and wonderful indoor/outdoor entertaining space, whilst providing excellent potential annexe/guest facilities.

The property occupies a generous plot with around an acre of exceptional gardens and is superbly positioned at the edge of the village, taking full advantage of the panoramic views over the surrounding rural landscape.

In brief, Robins Reach features three reception rooms, five bedrooms – four of which are excellent doubles with fitted wardrobes – and three well-appointed bathrooms, two en suite. There is a spacious breakfast kitchen with a comprehensive range of cabinets, along with a separate laundry/utility room and cloakroom/WC.

Extending to over 2,000 square feet, the property's adaptable layout also provides an area suitable for use as a fully self-contained annexe with independent access.



The property is approached via electrically operated gates and sweeping driveway, offering a peaceful environment with delightful gardens, extensive parking/turning space and covered parking for four vehicles.

## ACCOMMODATION

Front porch with glazed double entrance doors and composite door with decorative glazed panels providing access to the welcoming reception hall with hardwood flooring.

The generously proportioned, dual aspect sitting room features a part-vaulted ceiling and an attractive stone fireplace housing a wood burning stove, along with patio doors opening onto the side garden.

One of the main characteristics of Robins Reach house is undoubtedly the wonderful environment for families and entertaining created by the close proximity of the sitting room, dining room and kitchen/breakfast room.

The dining room also provides extensive useful storage space and the well-crafted kitchen provides a comprehensive array of cabinets, extensive countertop space with inset one and a half bowl sink and is equipped with a range of appliances to include double oven and ceramic hob with stainless steel and glass extractor hood. There is ample space for a breakfast table, fitted spotlight track and patio doors opening onto the private side terrace which is an ideal area for barbeques.

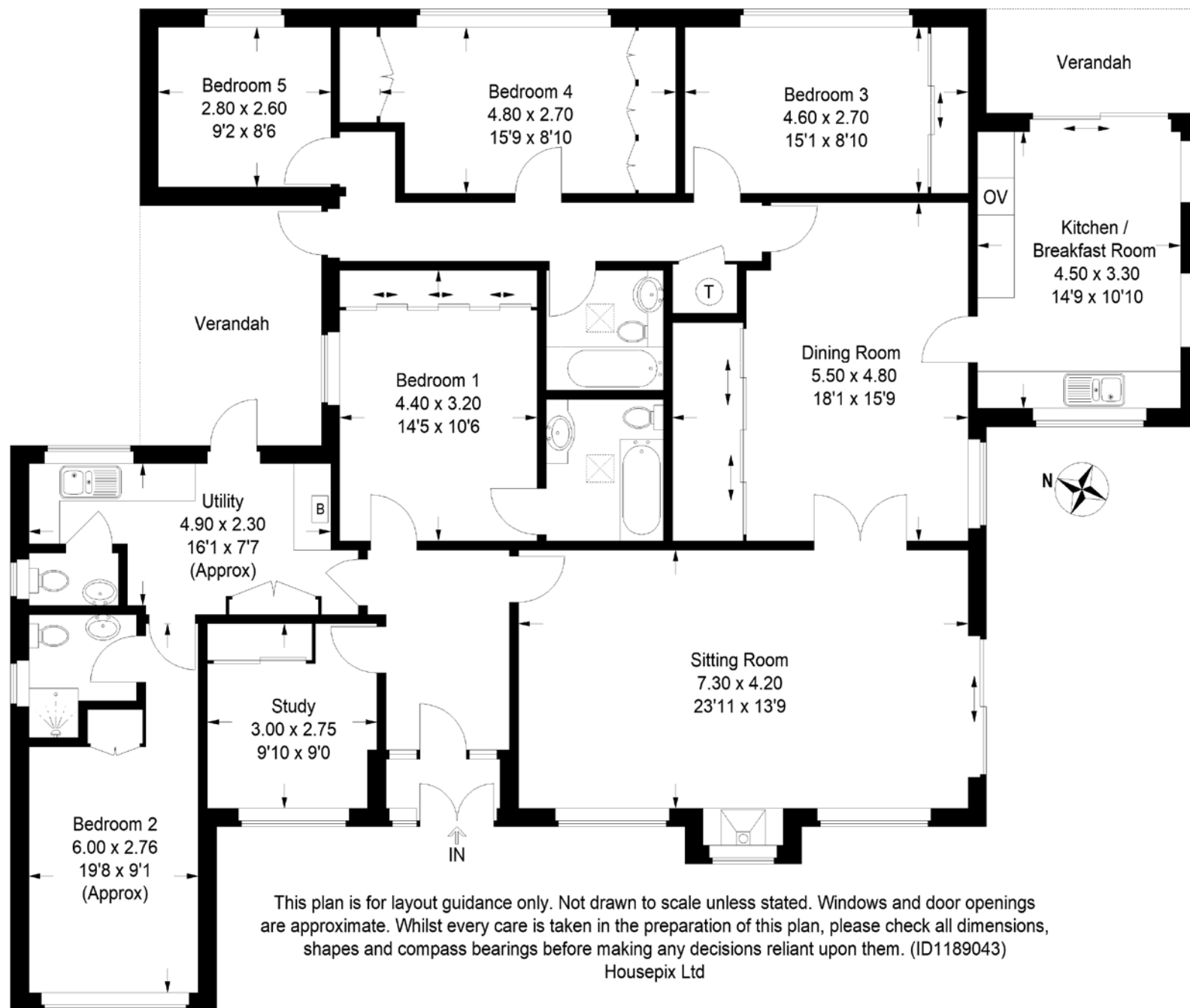
Accessed from the dining room, the inner hallway provides access to the main dormitory area with three excellent double bedrooms, a spacious single and a family bathroom.

The excellent principal bedroom features both fitted wardrobes and a fully tiled en suite bathroom with suite comprising panelled bath with shower over, vanity unit with washbasin and storage cupboards, and close coupled WC. The remaining three bedrooms, two with a range of fitted wardrobes, all enjoy wonderful views over the garden and countryside beyond.

The well-appointed family bathroom is fully tiled and comprises a bath with independent shower over, vanity unit with inset basin and fitted cupboards, and WC with concealed cistern.



Approximate Gross Internal Area = 191.4 sq m / 2060 sq ft



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. (ID1189043)

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## ACCOMMODATION CONTINUED.

Fully integrated within the property but ideally suited to provide guest or annexe accommodation, there is an area entered from the reception hall but also with an independent access, comprising a laundry/utility room or second kitchen, cloakroom/WC and studio/bedroom with en suite shower room. Finally, for those perhaps requiring space for homeworking, there is a useful study which could also serve as an additional bedroom or private living room for the guest annexe.

## GARDENS AND GROUNDS

Robins Reach occupies a delightful position at the edge of the village and forms an integral part of the surrounding rural landscape.

Approached via electrically operated gates and a sweeping driveway with large central shrub bed, the superior and well-tended gardens and grounds extend to around an acre, with a fine expanse of lawn interspersed with a wealth of mature trees and shrubs, spinney, hedgerow and a choice of patios and seating areas.

To the front is a covered parking area for four vehicles and there is also a timber shed and workshop.

## AGENTS NOTE:

This former B&B provides very flexible accommodation, which could be reverted to provide B&B ensuite double and twin room accommodation with shared kitchen facilities; or independent single studio accommodation with separate self-contained access; or separate living accommodation for single person or a couple using bedroom 2 as a living room and bedroom 1 as their bedroom, thus providing independent living from the rest of the household; or large shared accommodation for the larger family, including a large study ideal for working from home.





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