



BEECH COTTAGE

1 GRASS YARD • KIMBOLTON • PE28 0HU

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KEY FEATURES

- Outstanding opportunity to update, remodel and improve.
- Handsome, detached cottage in sought-after position adjacent to St Andrew's church.
- Conveniently located for local schools, amenities and the High Street.
- Characterful accommodation with fine original features.
- Currently around 2,500 square feet including useful outbuildings and garaging.
- Three bedrooms and three bath/shower rooms.
- Two comfortable reception rooms.
- Fitted kitchen with four oven AGA.
- Large laundry/utility room.
- Delightful established garden and secluded front courtyard.

THE PROPERTY

Beech Cottage is perfectly situated in the centre of Kimbolton and offers a wonderful opportunity to create an attractive, spacious and characterful family home set amid delightful wrap-around gardens and with the added benefit of garaging.

Dating back to the C19th, the property enjoys attractive cottage-style elevations yet offers a surprising spacious interior, along with a cobbled courtyard enclosed by a variety of useful outbuildings which are attached to the property and could be incorporated to provide additional accommodation.

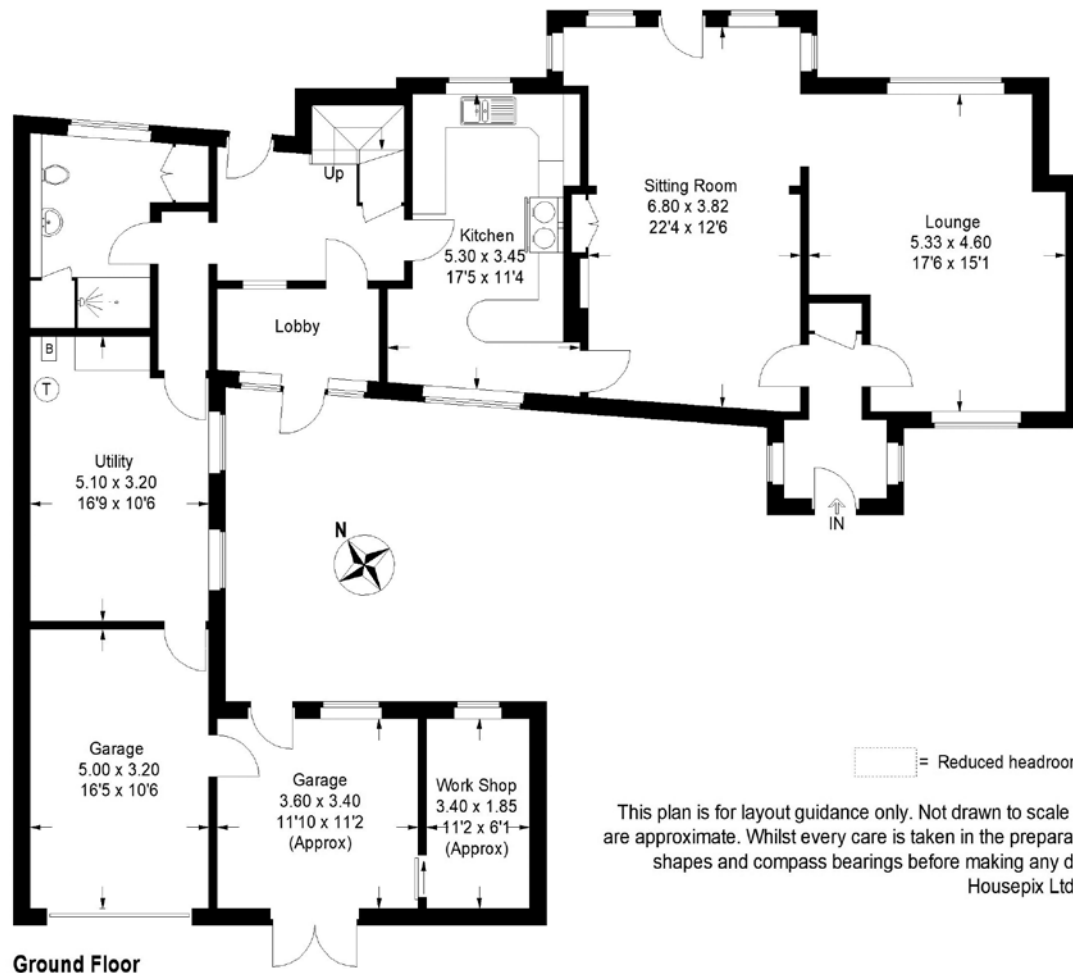
In brief, the current layout features a comfortable lounge with attractive original fireplace, an extended sitting room overlooking the garden with extensive glazing and door opening onto the terrace; fitted kitchen with AGA, shower room and utility. The spacious first floor landing has a study area with ample space for a desk/workstation and there are three double bedrooms with two bathrooms, including one 'Jack and Jill'.



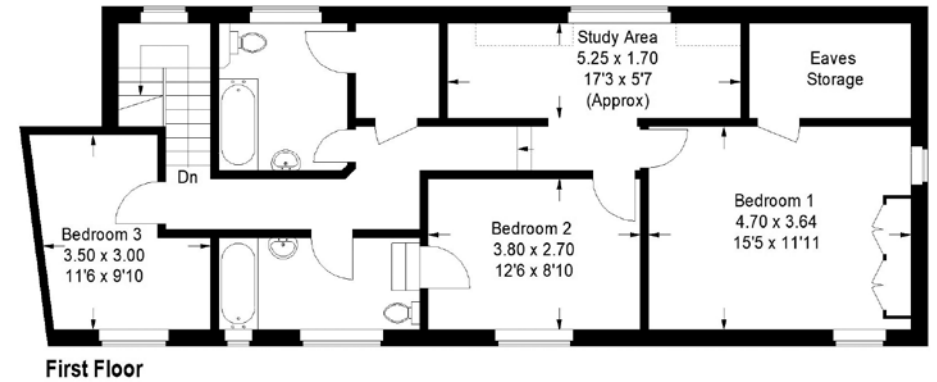
**Peter
Lane**
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Guide Price £625,000

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Approximate Gross Internal Area
(Including Garage / Workshop / Excluding Eaves Storage)
230.6 sq m / 2482 sq ft



= 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. (ID985019)
Housepix Ltd

THE MARKET TOWN

The historic market town of Kimbolton boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy. There is a variety of shops and cafes, pub/restaurant and Indian restaurant, chemist, dentist and health centre, garage and supermarket. 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. Both London Luton, London Stansted and East Midlands airports are approx. one hour away.



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