



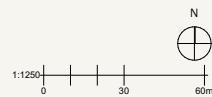
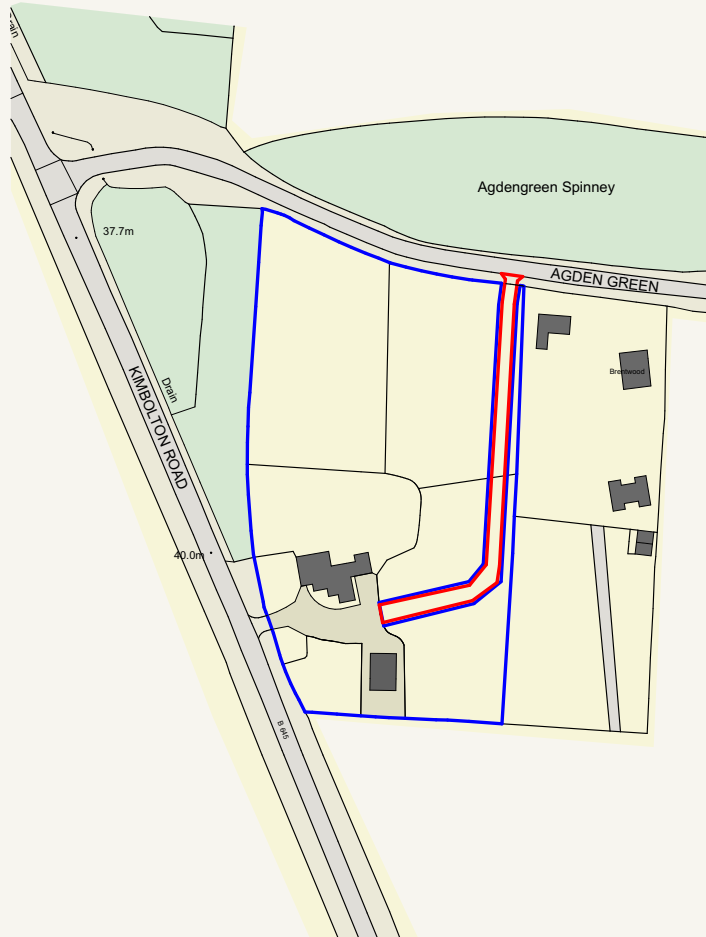
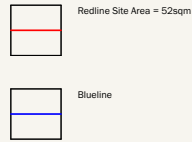
LOWER PARK FARM

AGDEN GREEN • STONELY • PE19 5ET

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Revision	By	Date	Rev
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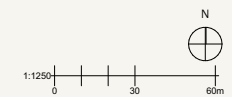
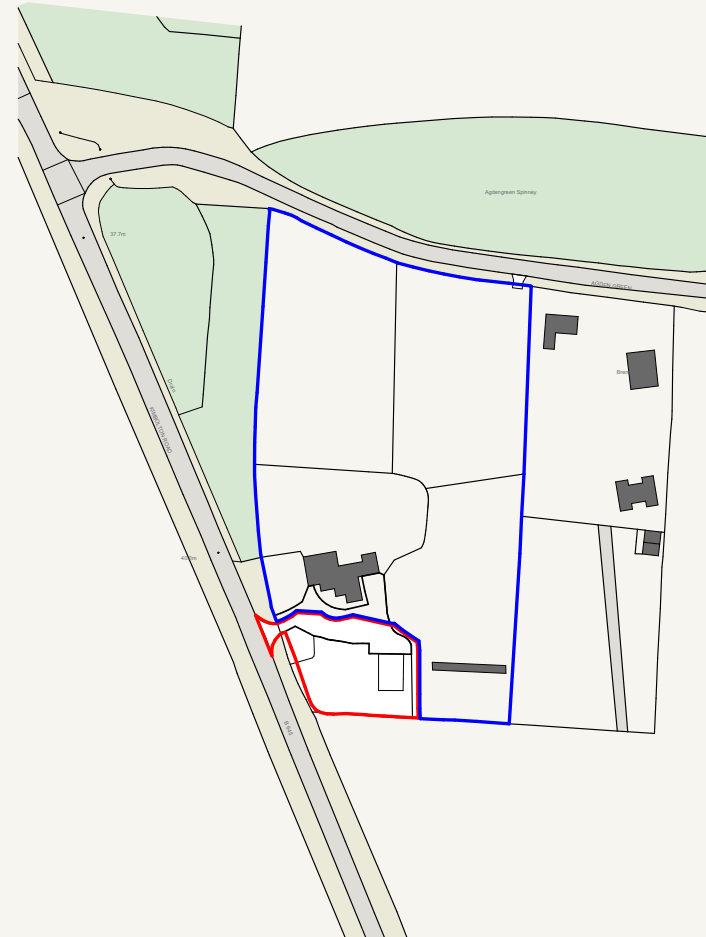
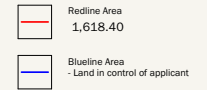
Location Plans



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Key

Location Plans



LOWER PARK FARM

AGDEN GREEN • STONELY • PE19 5ET

AT A GLANCE

- Individual, Contemporary Country Residence with Uninterrupted Field Views.
 - Around Four Acres of Gardens and Grounds with Private Gated Entrance.
- Full Planning Permission for Conversion of Substantial Detached Brick Built Barn to Residential Accommodation.
- Around 3,150 Square Feet with Fabulous Space for Families, Entertaining and Homeworking.
 - Five Reception Rooms and Five Bedrooms.
- Bespoke Kitchen/Breakfast Room with Marble Counters and Quality Cabinets.
 - En Suite and Family Bathrooms and Two Additional Cloakroom/WC's.
 - Double Garage with Tack Room, WC and Store.

LOCATION

Stonely is a designated conservation area, within the parish of Kimbolton, to the west of Huntingdonshire and close to the boundary with Bedfordshire. It is situated on the route between St Neots and Kimbolton, the highway set in the valley of the River Kym amongst the rolling landscape which characterises the western edge of the district. The A1 is about 5.7 miles Southeast giving excellent dual carriageway access both north and south and to the recently upgraded A14 and M11 beyond. An excellent main line commuter train service to London's Kings Cross is available at St Neots (approximately 8 miles) and Huntingdon. Bedford is approximately 14 miles and Cambridge 26 miles away. The airports of Stansted, Luton and East Midlands can be reached in just over one hour. Nearby, is the popular and historic market town of Kimbolton which boasts one of the area's leading private schools, Kimbolton School, along with the well-regarded Kimbolton Primary Academy. Amenities include shops and eateries, public house/restaurant, Indian restaurant, health centre, dentist, chemist, veterinary practice, supermarket and garage.



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THE PROPERTY

Set back from the road on an exceptional plot of around four acres,

Lower Park Farm is a fine modern country house offering an exciting blend of contemporary style and wonderfully versatile accommodation, ideal for extended families, home workers and those who love to entertain.

The well-planned layout takes full advantage of the fabulous countryside views and offers five reception rooms including a generous sun lounge, a superb bespoke kitchen/breakfast room with marble counters and comprehensive range of painted cabinets, with an adjacent practical utility room. There are five double bedrooms, two bath/shower rooms and two additional cloakrooms bedrooms arranged over the two floors.

The property's elevated position behind electrically operated gates provides privacy without compromising the enjoyment of the rural setting, and its location is ideal for local facilities, schools and major road and rail links. Outside will be found a long driveway with extensive parking/turning space, along with attractive formal gardens, lawns and fenced paddock, plus a large double garage/workshop with adjacent tack room, WC and store.

The property has its own solar farm with an array of panels in the rear paddock.

NOTE: Full planning permission exists for conversion of the detached brick-built barn into residential accommodation of approx. 118m² (1,270 sq. ft.); this could serve as additional accommodation to the main house, or as a wholly separate dwelling with its own independent access.

Large canopy porch with downlighters and security lights. Replacement composite front door.

ENTRANCE VESTIBULE

7' 4" x 7' 2" (2.24m x 2.18m)

Windows to front and side aspects, radiator. Opening to:

RECEPTION HALL

Three windows providing views to the rear, two radiators, recessed ceiling downlighters. Staircase to first floor with storage cupboard below.

GUEST CLOAKROOM

Refitted in a contemporary two-piece suite with attractive tiling, radiator, ceramic tiled flooring.

LIVING ROOM

18' 2" x 14' 7" (5.54m x 4.45m)

A double aspect room with sliding doors to front garden and window to side aspect. Fireplace with granite hearth and surround incorporating wood burning stove, two radiators, recessed ceiling downlighters. Access to sun lounge.

KITCHEN/BREAKFAST ROOM

17' 10" x 10' 10" (5.44m x 3.30m)

Fitted in a comprehensive range of bespoke handmade painted cabinets with extensive Marble counters and upstands and incorporating breakfast bar, twin Butler sink units with mixer tap, tiled splashback and tiled recess housing range cooking range with concealed extractor hood and back lighting, integrated fridge and dishwasher, radiator, recessed ceiling downlighters, ceramic tiled flooring. Two windows to rear and glazed double doors opening onto sun lounge.

UTILITY ROOM

11' 6" x 8' 3" (3.51m x 2.51m)

Fitted to compliment the kitchen with painted cabinets, marble counters and upstands, inset double bowl sink unit with mixer tap, plumbing for washing machine, space for tumble dryer and American-style fridge freezer, boiler cupboard housing oil fired central heating boiler, airing cupboard housing hot water cylinder, radiator, recessed ceiling downlighters, ceramic tiled flooring, windows to two aspects.

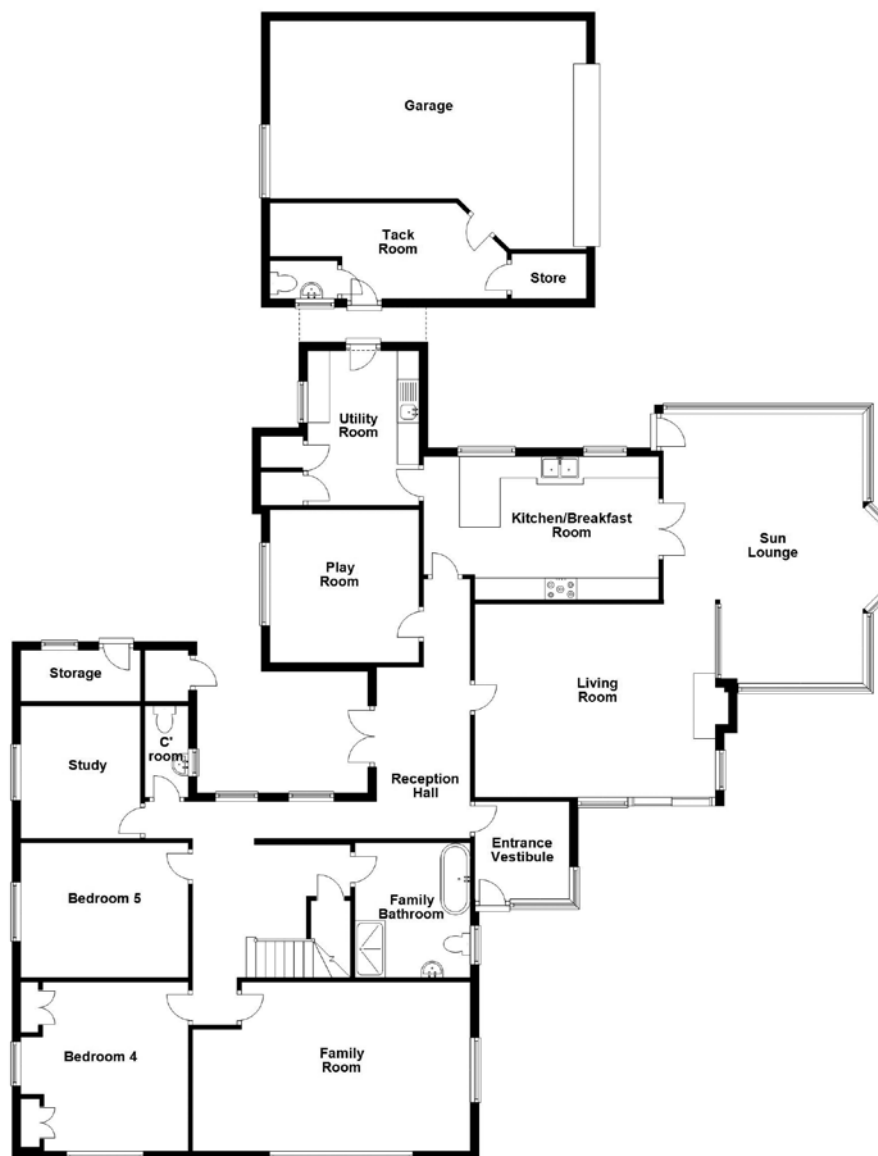
SUN LOUNGE

20' 5" x 16' (6.22m x 4.88m)

UPVC double glazed construction with attractive natural stone plinth, ceiling fan and recessed downlighters, panel radiators, ceramic tiled flooring, external door.



Ground Floor
Approx. 291.0 sq. metres (2702.1 sq. feet)



First Floor
Approx. 94.1 sq. metres (1012.7 sq. feet)





PLAYROOM

11' 6" x 11' 4" (3.51m x 3.45m)

Radiator, recessed ceiling downlighters, window to side.

STUDY/HOME OFFICE

10' x 9' (3.05m x 2.74m)

Radiator, recessed ceiling downlighters, window to side.

FAMILY ROOM

21' x 12' 10" maximum (6.40m x 3.91m)

Two radiators, ceiling fan and recessed ceiling downlighters, windows to front and side.

BEDROOM FOUR

12' 8" x 12' 8" (3.86m x 3.86m)

Range of fitted wardrobes and dressing unit, radiator, ceiling fan and recessed ceiling downlighters, windows to front and side aspects.

BEDROOM FIVE

12' 8" x 10' 2" (3.86m x 3.10m)

Radiator, ceiling fan and recessed ceiling downlighters, window to side aspect.



FAMILY BATHROOM

Refitted with contemporary white suite comprising panelled bath, double walk-in shower enclosure, vanity unit incorporating washbasin and cupboards with lighted mirror, close coupled WC. Comprehensive splash tiling, 'wood effect' tiled flooring, radiator/towel rail, recessed ceiling downlighters, window to side aspect.

FIRST FLOOR GALLERIED LANDING

With extensive glazing offering panoramic views, two radiators, recessed ceiling downlighters.

MASTER BEDROOM

17' 3" x 14' 6" (5.26m x 4.42m)

Extensive glazing with outstanding countryside views, fitted wardrobes with sliding and mirror doors, radiator, recessed ceiling downlighters.

EN SUITE BATHROOM

Refitted with contemporary suite comprising large fully tiled walk-in shower enclosure with glazed screen, vanity unit incorporating washbasin and storage cupboards, close coupled WC. Radiator/towel rail, tiled floor, recessed ceiling downlighters, window to rear aspect.

BEDROOM TWO

18' 3" x 13' 3" maximum (5.56m x 4.04m)

Range of built-in wardrobes, radiator, recessed ceiling downlighters, twin Velux windows to front aspect.

BEDROOM THREE

15' 6" maximum x 13' 3" maximum (4.72m x 4.04m)

Fitted wardrobe, radiator, recessed ceiling downlighters, window to front aspect.

SEPARATE WC

Refitted with two-piece suite, tiled flooring, window to side aspect.

OUTSIDE

Timber electric gates with brick piers and security lighting leading to the gravelled driveway which provides extensive parking/turning space and additional block paved parking area to the front of the Double Garage. The gardens and grounds extend to some two acres with panoramic views over open countryside and include an attractive raised terrace, lawned area interspersed with shrub beds and gated paddock area with post and rail fencing.

DOUBLE GARAGE

24' x 13' 2" (7.32m x 4.01m)

Electric roller door, light, power. Incorporates Tack Room/Storeroom measuring 18' x 7' with access to a Cloakroom/WC.

BRICK BARN/WORKSHOP

45' x 30' (13.72m x 9.14m)

Electric roller door, concrete flooring, light and power, windows to both sides, personal door.

TENURE

Freehold.



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Huntingdon
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St. Neots
Tel : 01480 406400

Kimbolton

6 High Street
Kimbolton
Tel : 01480 860400

Mayfair Office

Cashel House
15 Thayer St, London
Tel : 0870 112 7099

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