

THE LODGE

BUSKETT HILL • TILBROOK • PE28 0JX





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AT A GLANCE:

- Established Country Lodge offering both Quality Accommodation and Fine Equestrian Facilities.
- Gardens and Grounds Approaching Four and a Half Acres with Fenced Paddocks, Stable Yard, Manège and Variety of Outbuildings.
 - Outstanding Elevated Position with Unrivalled Views over the Surrounding Rural Landscape.
- Remodelled and Upgraded Living Space with 3 Reception Rooms, 3 Bedrooms and 3 Bathrooms.
- Carefully Crafted Kitchen/Breakfast Area with Comprehensive Range of Painted Cabinets and Oak Counters.
 - Welcoming Dining Hall, Sitting Room with Wood Burning Stove.
- Delightful Garden Room with Vaulted Ceiling, Extensive Glazing and French Doors opening onto the Garden.
 - Gated Entrance, Extensive Parking/Turning Space and Double Garage.
- Rural Surroundings yet Convenient for Local Facilities and Access to Major Road and Rail Links.

The attractive village of Tilbrook is situated west of Kimbolton on the B645 and benefits from a recently renovated pub/restaurant, Church and recreation ground with children's play area, and is a sociable community with an active village hall and parish council. Conveniently situated for road and rail use, main routes such as the recently upgraded A14, the A1 and A428 are all within easy reach, with nearby Bedford, Huntingdon and St Neots offering mainline stations and a commuter service to London. 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. The University City of Cambridge lies less than 30 miles to the east with a Guided 'bus service running from St Ives. East Midlands, London Luton and London Stansted all just over an hour away.

**Peter
Lane**
PARTNERS
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Town & Country

Guide Price £1,250,000

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





THE PROPERTY

The present owners have carefully improved and considerably upgraded this fine village residence over the years to create a bespoke family home of undoubted quality, with around four and a half acres of exceptional gardens and grounds and outstanding equestrian facilities.

The well-planned accommodation will equally suit those looking for a comfortable home with excellent facilities for home working and wonderful indoor/outdoor entertaining space and the wonderfully spacious and light interior has been further enhanced by the addition of a delightful garden room which takes full advantage of the garden views and delightful rural location.

In brief, the property also features a welcoming dining hall which opens into the fully refitted breakfast kitchen with hardwood counters, sitting room with a charming bay window and wood burning stove. There is also a practical utility room.

There are three generous double bedrooms – two with well-appointed en suite facilities - and an additional 'family' shower room. All the bedrooms enjoy both fitted wardrobes and glazed doors opening onto the garden area.

The property is approached high wall and electrically operated gates, offering a peaceful environment with fine formal gardens, fenced paddocks, stable block and manege, plus a garden office/annexe, large double garage, workshop and summer house/games room.

ACCOMMODATION

Recessed front porch with composite part-glazed/leaded entrance door provides access to the welcoming dining hall with brick pampments and Velux rooflight.

One of the main features of the house is undoubtedly the wonderful environment for entertaining created by the close proximity of the dining area, kitchen/breakfast room and garden room, which features a vaulted ceiling, brick pampment flooring, extensive glazing with fitted blinds and French doors opening onto the private side terrace which is an ideal area for barbeques.

The finely crafted, fully bespoke kitchen provides a comprehensive array of quality painted cabinets with oak counters incorporating breakfast bar and inset Corian one and a half bowl sink and is equipped with a range of appliances to include range cooker, microwave oven, dishwasher, fridge and freezer, concealed lighting, built-in pantry, recessed downlighters and Velux rooflight.

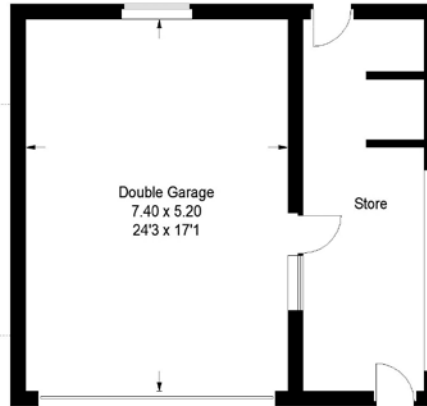
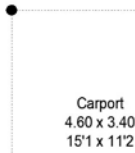
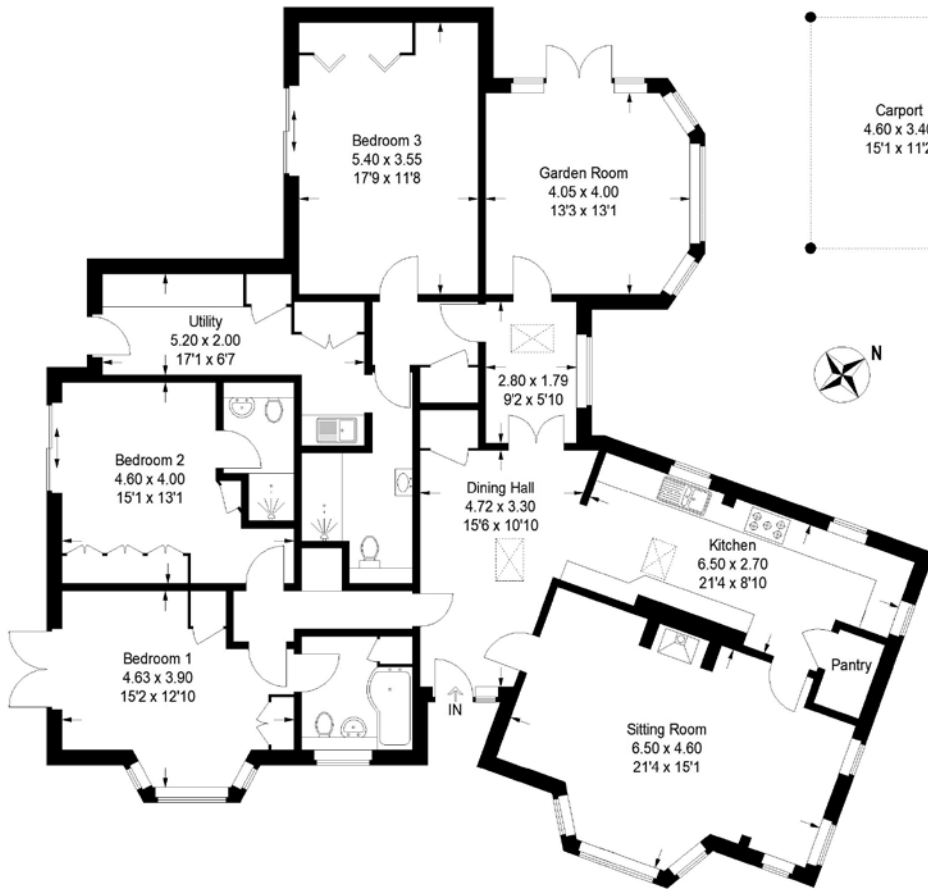
Fitted to complement the kitchen, there is a spacious and practical utility room with fitted cabinets, ample countertop space, inset sink, plumbing for washing machine, cloaks hanging space and door to outside. This also houses the oil-fired boiler.

The dual aspect sitting room features oak flooring and an attractive stone fireplace housing a wood burning stove , along with a charming walk-in bay window with fitted shutters.

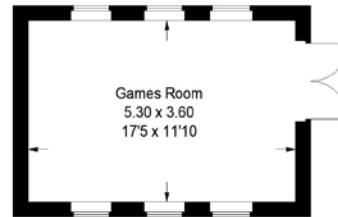
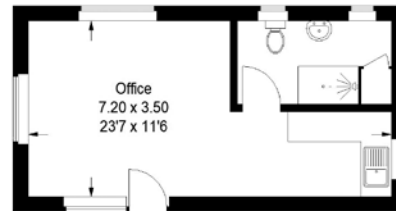
Accessed from the dining hall, the inner hallway provides access to the two principal bedroom suites, both of which offer a range of fitted wardrobes, a well-appointed bath or shower room, shuttered windows and glazed doors providing wonderful views over the garden and countryside beyond.



Approximate Gross Internal Area
 170.2 sq m / 1832 sq ft
 Outbuildings = 170.3 sq m / 1833 sq ft
 Total = 340.5 sq m / 3665 sq ft

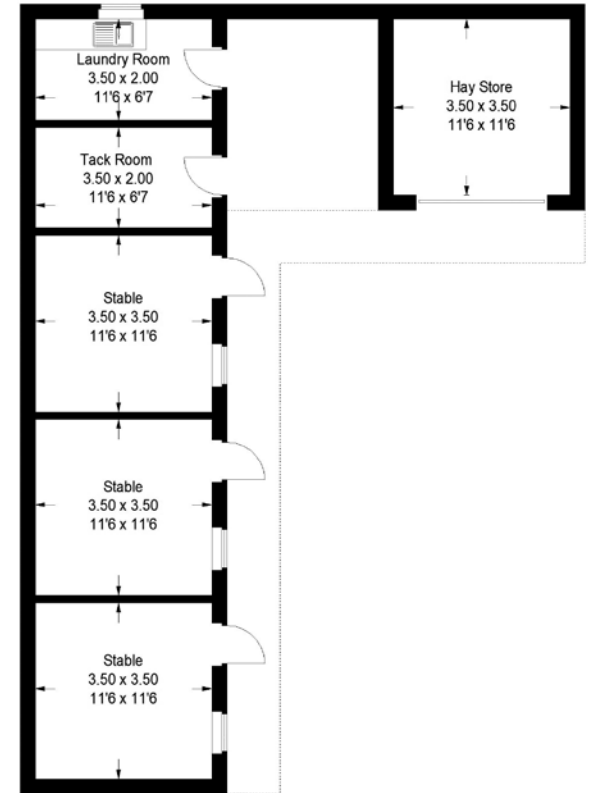


Store



Outbuildings

(Not Shown In Actual
 Location / Orientation)



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. (ID1126796)
 Housepix Ltd



Bedroom three also offers an excellent range of fitted wardrobes and patio doors opening onto the garden and, with the adjacent shower room with double walk-in shower enclosure, vanity basin and WC, this would make an ideal private room for guests.

GARDENS, GROUNDS AND BUILDINGS

The Lodge occupies a wonderfully elevated position and forms an integral part of the surrounding rural landscape.

Approached via electrically operated gates and a sweeping driveway, the superior and beautifully private gardens and grounds extend to around four and a half acres, with wonderfully landscaped and meticulously managed gardens, extensive parking/turning space, garaging and workshop, games room and detached office/annexe.

The gardens are well established and offer manicured lawns bordered by and interspersed with a wealth of mature trees and specimen shrubs, with meandering pathways leading to a fine choice of patios and seating areas.

The exceptional equestrian facilities include fenced paddocks with field shelters, stable yard with three boxes, tack room, laundry room and hay barn.



MANEGE

Approx. 40m x 20m with silica sand and rubber surface, lighting and secure fencing.

STABLING

With water, light/power.

Comprising three boxes, each approx. 3.50m x 3.50m.

Tack Room approx. 3.50m x 2.00m.

Laundry Room approx. 3.50m x 2.00m.

Hay Barn approx. 3.50m x 3.50m.

GARDEN OFFICE

7.20m x 3.50m

Fully insulated with kitchenette and shower room, light/power, heating.

GAMES ROOM/SUMMERHOUSE

5.30m x 3.60m

With light/power.

DOUBLE GARAGE

7.40m x 5.20m

Up and over door, light and power, personal door. Adjacent Store and Car Port



ADDITIONAL NOTES

EPC rating – D

The property features a solar panel system with inverter.

PLANNING PERMISSION

Planning permission was granted for a single storey extension in July 2023.

Huntingdon District Council Ref: 23/01315/HHFUL.

Separate permission was granted in June 2022 for the demolition of existing garage block and summerhouse, erection of proposed granny annexe with double garage for use in association with the host dwelling.

Huntingdonshire District Council Ref: 21/01504/HHFUL.



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