



CHARLES WELLS
NEW SUN INN

Lovely Gift
Truffles & Twine

6 High Street
Kimbolton
Tel 01430 560339

Home Interior

Furniture Showroom Open
Come and have a browse

CART-9



2nd 09

18 HIGH STREET
KIMBOLTON • PE28 0HA



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KEY FEATURES:

- An outstanding, versatile residential/commercial property on Kimbolton's High Street.
- Currently comprising two retail units and a two double bedroom apartment.
- Housing an established and successful business.
- Offers potential for further residential conversion (Plans available).
- Around 2,260 square feet of comfortable and characterful accommodation.
- Offered chain free.

The historic market town of Kimbolton boasts one of the area's leading private schools, along with the well-regarded Kimbolton Primary Academy. The High Street is a scene of constant activity and boasts a wide variety of shops and eateries, chemist with post office, dentist, garage and small supermarket. There is also a Health Centre in nearby Hunters Way. Conveniently situated for road and rail use, main routes such as the A1, A428 and 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. Both London Luton and London Stansted are approx. one hour away, with East Midlands and Birmingham around 1 hr 15mins.



**Peter
Lane**
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Guide Price £675,000

Kimbolton branch: 01480 860400
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A unique business/investment opportunity and fine family home, centrally positioned on Kimbolton's delightful High Street and conveniently located for major road and rail links.

The property has been substantially upgraded and sympathetically improved by the present owner to offer comfortable, characterful accommodation with modern enhancements to complement its fine original features, delightfully combining exposed timbers with contemporary bathroom and kitchen fittings.

The property houses the thriving 'Truffles and Twine' business, specialising in fine gifts and homeware, and the owner is prepared to discuss the optional transfer of the business – equipment, stock and goodwill – to interested parties if appropriate.

Extending to over 2,250 square feet overall, the property currently comprises two retail units of approximately 310 sq. ft. and 250 sq. ft, along with associated storage, kitchen and washroom facilities. There are three additional rooms on the ground floor which are ideal as sales areas, living space or home working. The first-floor residential apartment comprises a spacious lounge and dining room, two double bedrooms, well fitted kitchen and bathroom with both bath and separate shower.

There is a quaint paved courtyard providing a variety of uses including as a merchandising forecourt or for excellent outdoor entertaining space.

Grade II Listed and described by English Heritage as: C19 shop with earlier rear wing. Two storeys, side passage to north-east. Rendered walls; low pitched slate roof, ridge stack to north-west. Single first floor hung sash window with glazing bars. Large shop window flanked by two doors. Shop door half glazed and side passage door. Listing NGR: TL0999767740



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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. (ID 857621)
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