



STONELY HALL COTTAGE

20 HATCHET LANE • STONELY • PE19 5EG



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KEY FEATURES

- Established, attractive and comfortable detached cottage.
- Set in one of the area's most sought-after locations.
- Accommodation of undoubted quality with fine bespoke kitchen.
- Sitting room and separate dining room.
- Superb principal bedroom with fully fitted dressing room and en suite.
- Delightfully secluded patio garden for entertaining and relaxation.
- Brick outbuilding housing outside laundry/utility and WC.
- Walled and gated parking area.
- Walking distance of Kimbolton School and convenient for major road and rail links.

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 A14/ M11. An excellent main line commuter train service to London St Pancras is available at St Neots (approximately 8 miles) and Huntingdon (Kings Cross).

Bedford is approximately 14 miles and Cambridge 26 miles away.

The airports of Stansted and Luton can be reached in approximately one hour, with East Midlands in around one and a quarter hours.

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.

Dominated by St. Andrew's Church at the northern end of the High Street and Kimbolton Castle to the south, there is a variety of shops and eateries, a doctor's surgery, dentist, chemist with post office, supermarket and two pubs.

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Guide Price £585,000

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BEDROOM ONE

Dormer window to rear and conservation rooflight to front. Built-in storage cupboards, radiator, recessed ceiling downlighters, access to loft space.

EN SUITE SHOWER ROOM

Suite comprising tiled double shower enclosure with glazed screen, vanity unit with washbasin and storage cupboards, close coupled WC. Tiled floor, shaver point, radiator/towel rail, recessed ceiling downlighters and window to side.

BEDROOM TWO

A dual-aspect room with windows to side and rear aspects. Radiator.



BEDROOM THREE

Currently configured as a dressing room with steps down to bedroom one. Fitted with a range of bespoke hand-built painted and part-glazed wardrobes and additional wardrobes with hanging and shelf space. Radiator, window to rear.

FAMILY BATHROOM

Suite comprising panelled bath with mixer taps and shower attachment, full-length countertop with vanity basin, fitted cupboards and shelving, mirror with light and WC with concealed cistern. Tiled floor and full-tiled walls, radiator, window to side.



OUTSIDE

Double timber gates give access to the gravelled and walled parking area. An additional pedestrian gate leads to the delightful walled garden with paved and gravelled areas, well stocked brick planters, mature trees and shrubs, timber shed.

The brick and peg-tiled outbuilding houses an excellent laundry/utility room and cloakroom/WC with underfloor heating, ideal for when entertaining outdoors.



THE PROPERTY

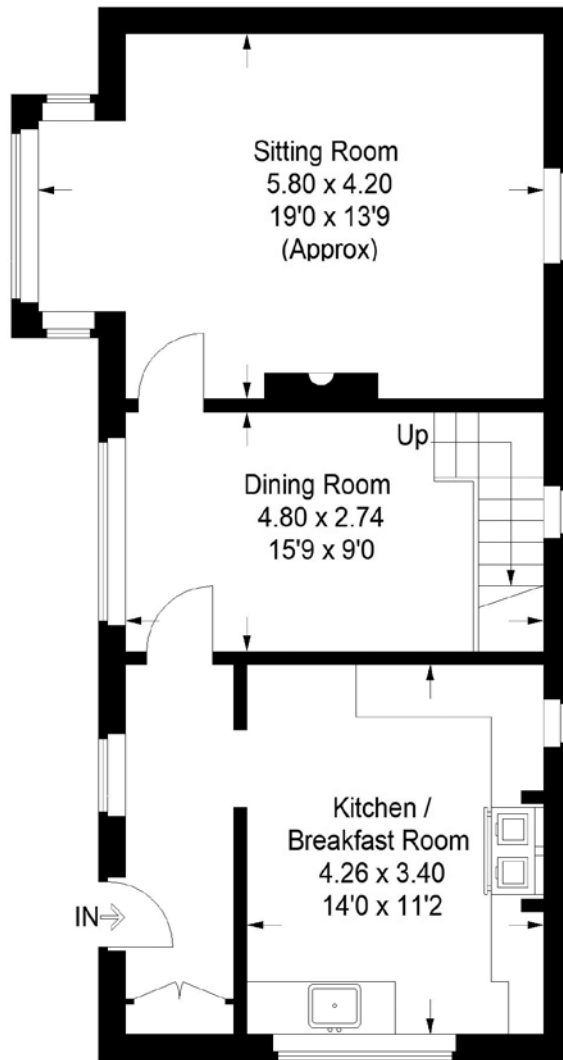
This individual detached home is well positioned in one of the area's premier locations, set amid delightfully rural surroundings and within walking distance of Kimbolton School.

The property offers well-planned and refreshingly versatile accommodation and ideally suited to those looking for comfortable accommodation with an air of quality, which is both peaceful and accessible.

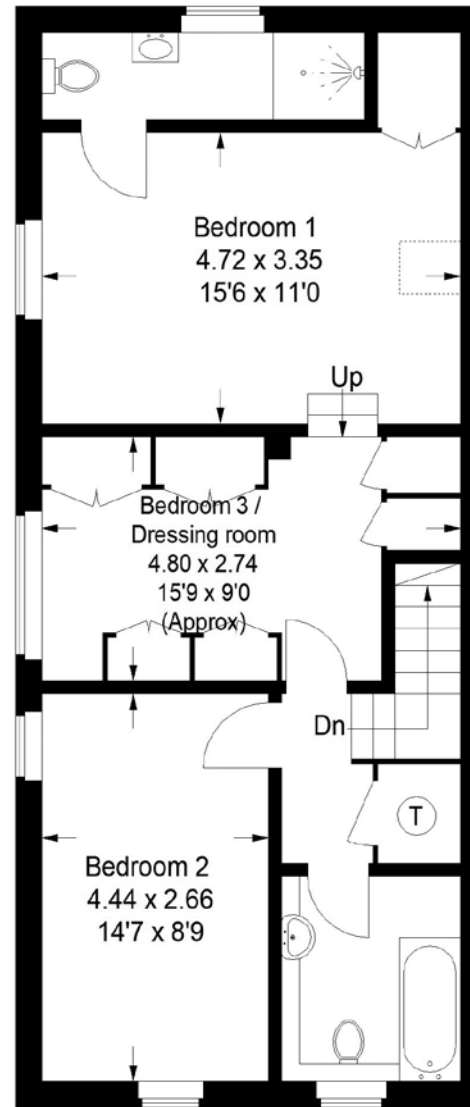
Features include a spacious kitchen/breakfast room with bespoke cabinets and Rayburn stove, two comfortable reception rooms, a well-appointed bathroom and up to three bedrooms, including the principal with en suite.

The walled garden offers a wealth of mature shrubs and well-stocked beds and has delightful block paved and gravelled seating areas, a gated parking area and an excellent outbuilding housing an outdoor laundry/utility and WC with underfloor heating.

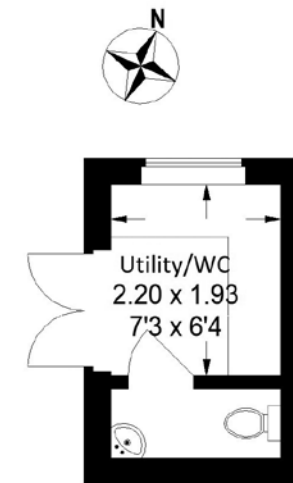
Approximate Gross Internal Area
121.8 sq m / 1311 sq ft



Ground Floor



First Floor



(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. (ID970546)

Housepix Ltd

TIMBER PANELLED ENTRANCE DOOR.

RECEPTION HALL

Quarry tiled floor, display shelving, cloaks cupboard with hanging space and shelving.

KITCHEN/BREAKFAST ROOM

Fitted with a comprehensive range of bespoke hand-built cabinets in antique pine with granite counters and under-counter one and a half bowl sink and mixer tap, plumbing for dishwasher and space for additional appliances, brick-faced recess housing oil fired Rayburn serving central heating and hot water system, kick-space heater, quarry tiled flooring, windows to side and rear.

DINING ROOM

A dual-aspect room with windows to front and rear. Radiator, stairs to first floor.

SITTING ROOM

A dual-aspect room with window to front aspect and large walk-in bay window to rear. Recessed fireplace with stone hearth and timber surround, radiator and radiator with decorative cover, wall light points.

FIRST FLOOR LANDING

Airing cupboard housing hot water cylinder and shelving, wall light points.





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