



1 Hillfarm Cottages Toll Bar Lane
Huntingdon PE28 0RB



Simpson & Partners



Location Location Location. This beautiful character home is situated in the sought after village of Keyston surrounded by open fields. The current vendors have updated the property to include new shower room and also have planning permission for a two storey side extension. Further benefits include ample off road parking and lovely private garden with open field views. Enter the property into the hallway with doors to: living room boasting feature fireplace with inset log burner and built in storage and shelving either side, wood flooring and door through to kitchen fitted with storage units and space and plumbing for white goods, inset range cooker and tiled flooring. Useful utility room/wc with space and plumbing for white goods and storage. To the rear is a conservatory currently used as a dining room having views over the garden and fields beyond. To the first floor are two bedrooms with the master having original cast iron fireplace and wood panelling to one wall. Refitted shower room with double shower cubicle, wash hand basin set on drawers and wc. Externally to the front is a gravelled driveway providing ample off road parking and gated access to the rear garden. The rear garden is south facing with stunning open field views with patio seating area, lawn, gravel areas and brick wood store. Further details on planning has planning for 2 storey side extension Huntingdon Council: 24/00334/HHFUL. EPC RATING E. Council Tax Band B.

 2

 1

 1

Price £290,000



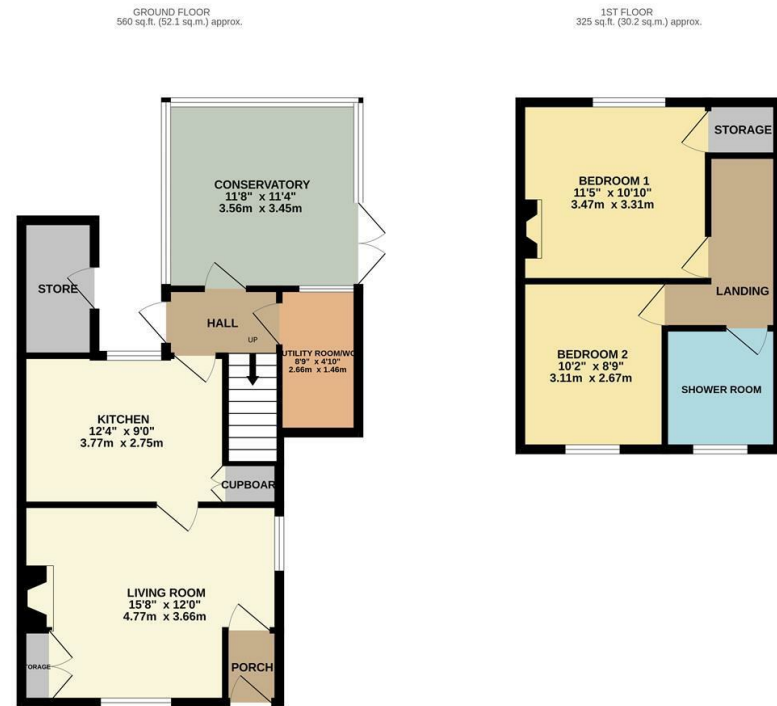
Keyston is a small village surrounded by open countryside, countryside walks and bridle ways, village pub and just a short drive away to the market towns of Kimbolton, Raunds and Thrapston where you will find further amenities to include shops, schools and cafe's, restaurants, etc.

Close by is the new Rushden Lakes Development offering shopping, cinemas and restaurants and Stanwick Lakes for recreation facilities.

Fantastic road and rail links are also easily accessible with the major road network links of the A45 and A1 a short drive away and the train stations are located in Huntingdon, St Neots and Wellingborough.

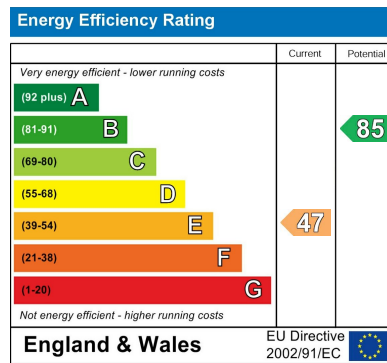


Simpson & Partners



TOTAL FLOOR AREA: 886 sq.ft. (82.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.
Made with Metropac ©2020.



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01832 731222

thrapston@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ