



25 High Street, Kimbolton, PE28 0HB

FREEHOLD

Description

This stunning home has been converted from a former bank with no expenses spared. From Kenwood appliances in the sleek modern kitchen, to the sympathetically renovated original fireplaces and floor boards in the bedrooms, this really is a home to be proud of.

Located in a prime position on Kimbolton High Street, this would make an ideal home or bolthole for anyone with connections to Kimbolton School, or who wants to be immersed in the beauty of this lovely old village. The village offers a fantastic local community and a great range of local amenities from shops and eateries to the renowned doctor's surgery and well regarded dentist.

The property itself dates back to the early 19th century and boasts four double bedrooms with an ensuite and further shower room on the top floor, a generous family bathroom, two reception rooms and a pièce de résistance kitchen diner and separate utility space.

The rear, walled courtyard offers a haven to have a sundowner at the end of the day. From here there is an outbuilding which houses the oil tank and offers space for storage or potential conversion into an office/ gym etc.

This gorgeous home really must be seen to be appreciated as the grandeur cannot be captured through a lens.

Additional Notes

- The property is Grade II listed and in a conservation area
- The property is in a flood risk zone
- A final planning condition is still in place in regards to the roof tiles and may need an indemnity

Features

- ✓ Four Double Bedrooms
- ✓ Council Tax Band F
- ✓ Stunning Character Home
- ✓ Converted from a Former Bank
- ✓ Prime Position on Kimbolton High Street
- ✓ A Stones Throw from Kimbolton School
- ✓ Fully Renovated Throughout

To arrange a viewing, please contact us:

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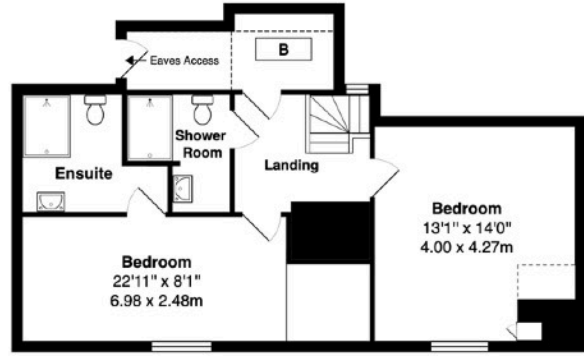
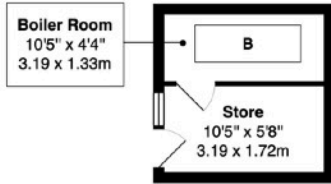




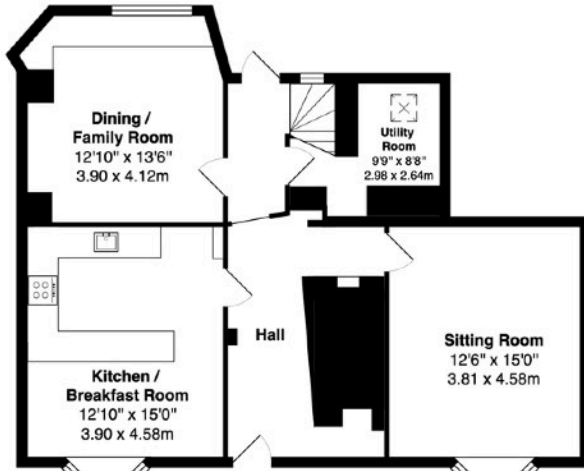




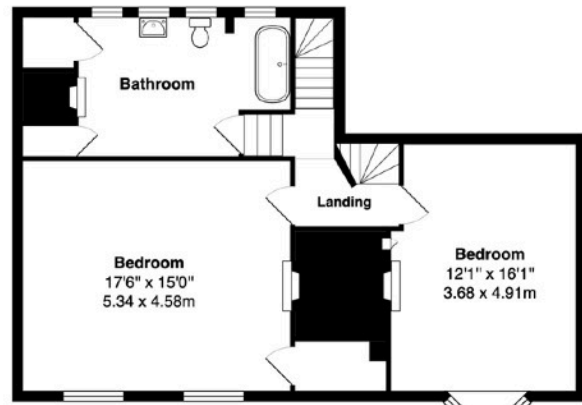
Denotes restricted height



Second Floor



Ground Floor



First Floor

Approximate Area: 2236 ft² ... 207.8 m² (excluding store, boiler room)

Approximate Area of Store, Boiler Room: 108 ft² ... 10 m²

Total Approximate Area: 2344 ft² ... 217.8 m²

Floor plans are for layout purposes only and are not intended to be scale drawings. All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes. Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. MK Property Photography accepts no liability whatsoever for any error or omission or inadvertent mis-statement in a floor plan. Copyright MK Property Photography www.mkpropertyphotography.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

