



Cobwebs Station Road
Huntingdon, PE28 0LB



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Partnered With
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Cobwebs is an exceptional example of a lovingly restored, remodelled and extended period home. Originally built in 1870, it has been thoughtfully transformed by the current owners to meet — and exceed — modern expectations while retaining its inherent character.

The property enjoys an impressive frontage with ample parking, electronically operated gates and access to the garage. To the rear, a beautifully landscaped garden provides complete privacy from every angle, creating a tranquil setting for outdoor living.

Inside, a generous entrance hall welcomes you, with stairs rising to the first-floor landing and access to the utility/boot room. The ground floor offers a tastefully decorated lounge featuring a multi-fuel burning stove, flowing through to the family room where French doors open directly onto the rear garden.

The open-plan kitchen/dining/family room is a true centrepiece of the home. Flooded with natural light from skylights, large windows and bi-fold doors, this impressive space is fitted with a bespoke kitchen that includes luxury touches such as a double butler sink and boiling water tap — perfect for both everyday living and entertaining.

Upstairs, the accommodation comprises four bedrooms and a beautifully appointed family bathroom. The master suite is particularly noteworthy, offering a state-of-the-art en suite shower room, vaulted ceiling with skylights and bespoke fitted storage.

A standout home in a sought-after village location, Cobwebs truly needs to be viewed to be fully appreciated.

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Cobwebs Station Road



About the Property

Entrance Hall

Utility/Boot Room

Lounge

Family Room

Dining Area

WC

Kitchen/Family Room

First Floor Landing

Principal Bedroom

En Suite

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Outside

£780,000



- Field Views
- Beautifully Remodelled and Extended Floorplan
- High Specification, Open Plan Kitchen/Dining/Family Room
- Solar Panels with Battery Storage
- Multi-Fuel Burning Stove
- Garage and Driveway with Electric Gates
- Oak Panelled Doors and Architraves Throughout
- Principal Bedroom with Vaulted Ceiling
- Outdoor Kitchen and Hot Tub
- Air Conditioning







Station Road sits on the edge of the historic village of Kimbolton, which offers an excellent range of amenities including independent shops, a Budgens, village hall, pub, church and a choice of schooling options — notably the highly regarded Kimbolton School. For commuters, the location is particularly convenient, with easy access to the A14, while St Neots is only a short drive away and provides a mainline railway station with direct services to London St Pancras.







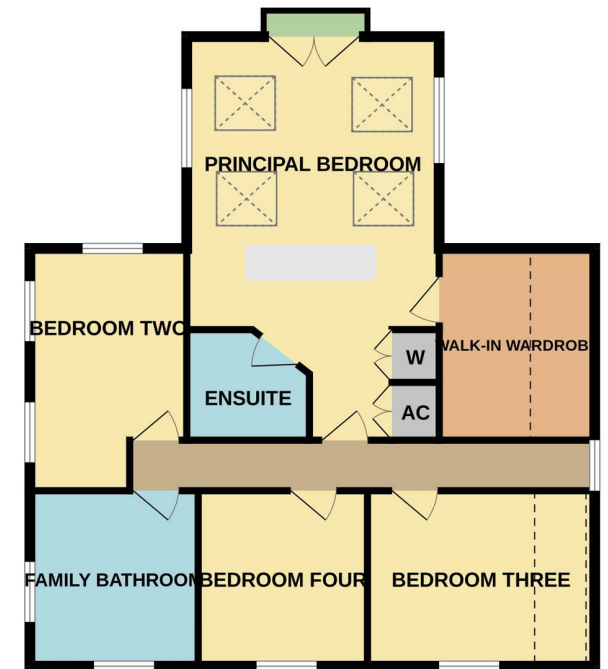
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
1457 sq.ft. (135.3 sq.m.) approx.



1ST FLOOR
868 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA : 2325 sq.ft. (216.0 sq.m.) approx.

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