



Cobwebs Station Road  
Huntingdon, PE28 0LB



Christie Taylor  
Partnered With  
**Simpsons**  
Property Experts



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.

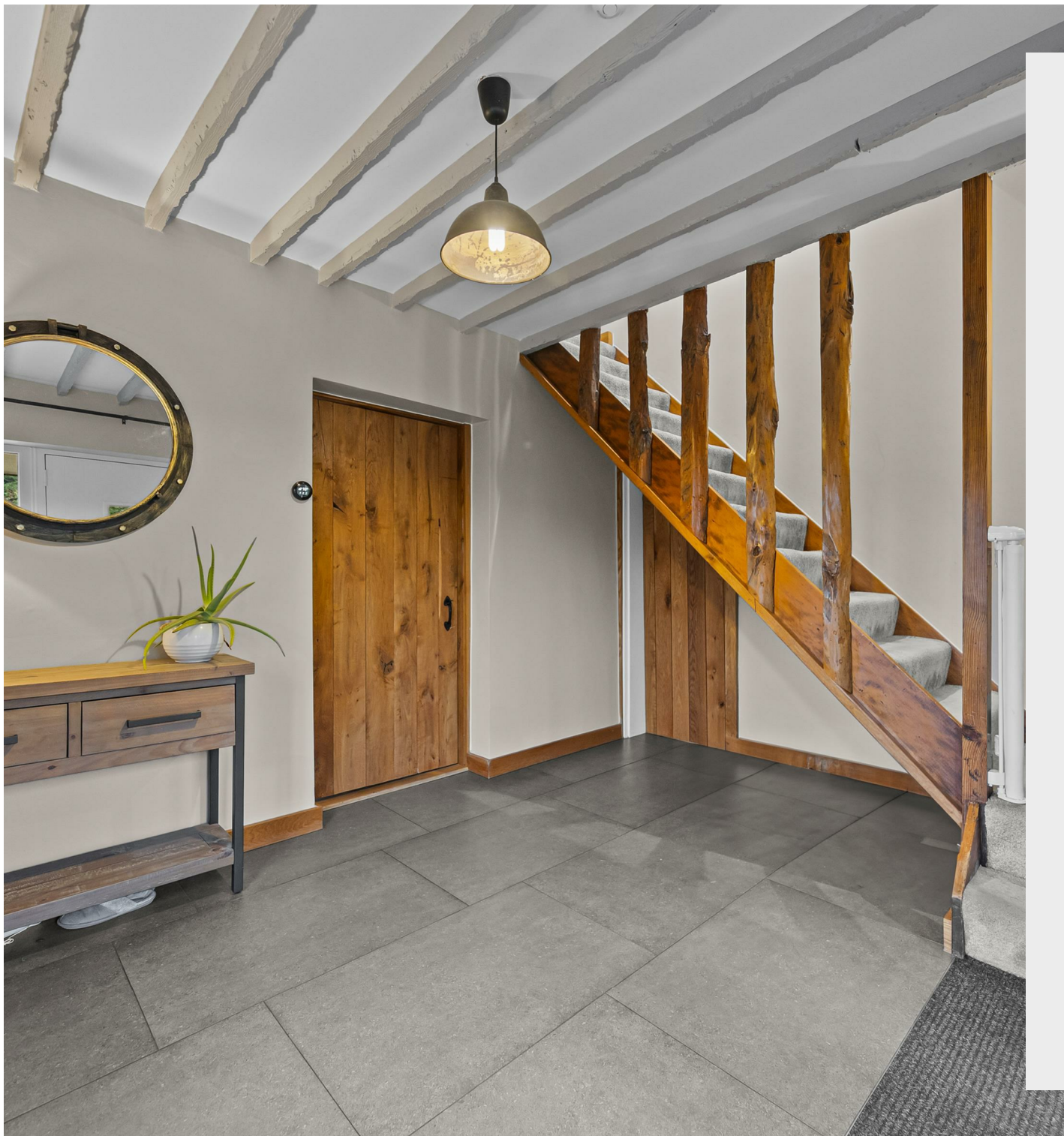
Upstairs, the accommodation comprises four bedrooms and a beautifully appointed family bathroom. The master suite is particularly noteworthy, offering a state-of-the-art en suite shower room, vaulted ceiling with skylights and bespoke fitted storage.

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

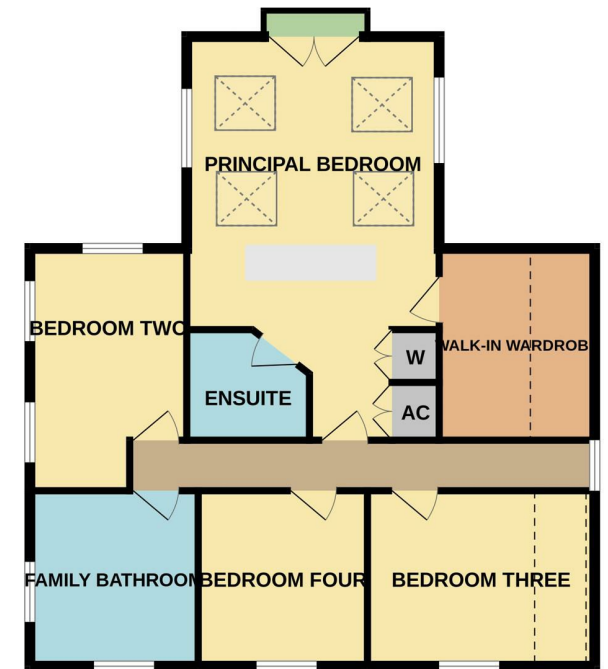
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given  
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