



Rook Barn  
Station Road | Tilbrook | Cambridgeshire | PE28 0JT



ROOK BARN













# KEY FEATURES

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This charming barn-style home is designed to seamlessly blend character with modern convenience. As you enter through the generous entrance hall, you'll notice the galleried landing above, creating a sense of openness and elegance. The ground floor features three reception rooms, including a living room with a multi-fuel burner, double doors leading to the gardens, and bi-fold doors that open to the garden/dining room. From the garden/dining room, you can enjoy beautiful views of the garden and the countryside beyond.

The kitchen/breakfast room is stylishly finished with granite work surfaces and equipped with a range of integrated appliances. Additionally, there is a utility room, boot room, and cloakroom for added convenience.

Moving upstairs, you'll find four double bedrooms, all of which are generously proportioned. The principal bedroom boasts an en-suite bathroom, providing a private retreat, while the other bedrooms are well served by a family bathroom. The Principal and Second bedroom offer fantastic views of the rolling countryside. Both the galleried landing and the principal bedroom feature vaulted ceilings, adding a touch of grandeur and architectural interest.

Outside, the property is surrounded by a brick wall, providing a sense of privacy and security. The driveway offers ample parking space and leads to a carport and office, providing flexibility for use. The west-facing rear garden is a standout feature, offering magnificent views of the surrounding countryside. The garden is beautifully landscaped and leads down to the river, featuring a large lawn and a terrace, perfect for outdoor entertaining and raised deck area to enjoy the scenic views. Mature trees provide privacy, and there are additional storage options with a garden store and potting shed along with raised vegetable beds.























# SELLER INSIGHT

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“ It was the peaceful, idyllic setting of the property in this little village of Tilbrook that first attracted me. It's completely private here with the most extraordinary and extensive views of undulating countryside, and even now, 7 years later, I never tire of that outlook,” says the owner.

“The village has an impressive country pub with a top-rated restaurant and there is an active community here. The village hall holds events such as the Harvest Festival, silent auctions for charity, and film nights, and carol singing is always a joy in the church at Christmas. Kimbolton is just one mile away where there is the highly regarded school and of course the castle which hosts a summer fair, music events, and an impressive fireworks display. Everything I need is easily accessible, including good transport links and a direct line to London from nearby St Neots. There is also a superb local riding stable”

“The garden has been landscaped and stocked with established shrubs, flowers, and trees. There is light and power to each of the dining areas, so it's ideal for entertaining well into the late evening. I use this space all year round and have hosted Christmas parties in the garden as we gathered around the heater and enjoyed the views of the snow-laden fields.”

“I think I will miss the views most of all as they are stunning all year round. I also really like the entrance to the property as double doors open into the hallway and feature landing which is always an attractive welcome home. The wildlife is another wonderful feature of living here as I often see squirrels, hedgehogs, woodpeckers, pheasants, heron, and red kites swooping into the garden, and deer run across the fields behind me which are also home to the beautiful, pedigree Devon cows.”

“The property works well for all ages and stages of life as the second sitting room has been used as a billiards room and is ideal for teenagers. The lounge opens out to the conservatory and those amazing views again, whilst the external office has been a real blessing as I can easily work from home and keep business separate from the main living accommodation. It's also a flexible space that could easily be utilised as a games room or home gym.”\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

































#### Village Information

Tilbrook is a small village lying about 2 miles north-west of Kimbolton. The village has a parish church dating back to the 12th Century in parts, a village hall and the popular public house, The White Horse. There is a children's playing field with play equipment and picnic tables. For the more active, there are an abundance of local walks, lakes and bike tracks.

Nearby Kimbolton has a charming high street with a variety of shops, eateries, pubs and health services. The nearest primary school can be found in Kimbolton with secondary schools in in Huntingdon and Raunds. The well regarded independent Kimbolton School, provides day and boarding education for children aged 4-18 years. Kimbolton has an active community, with regular events including a renowned fireworks display, winter fair and concerts. Nearby St Neots (about 10 miles) offers a fast rail link into London King's Cross in under an hour and links to the North via Peterborough.

#### Travel

Cambridge: Road: 45 mins (30 miles)

London: Rail: 20 mins (10.5 miles) to St Neots Station

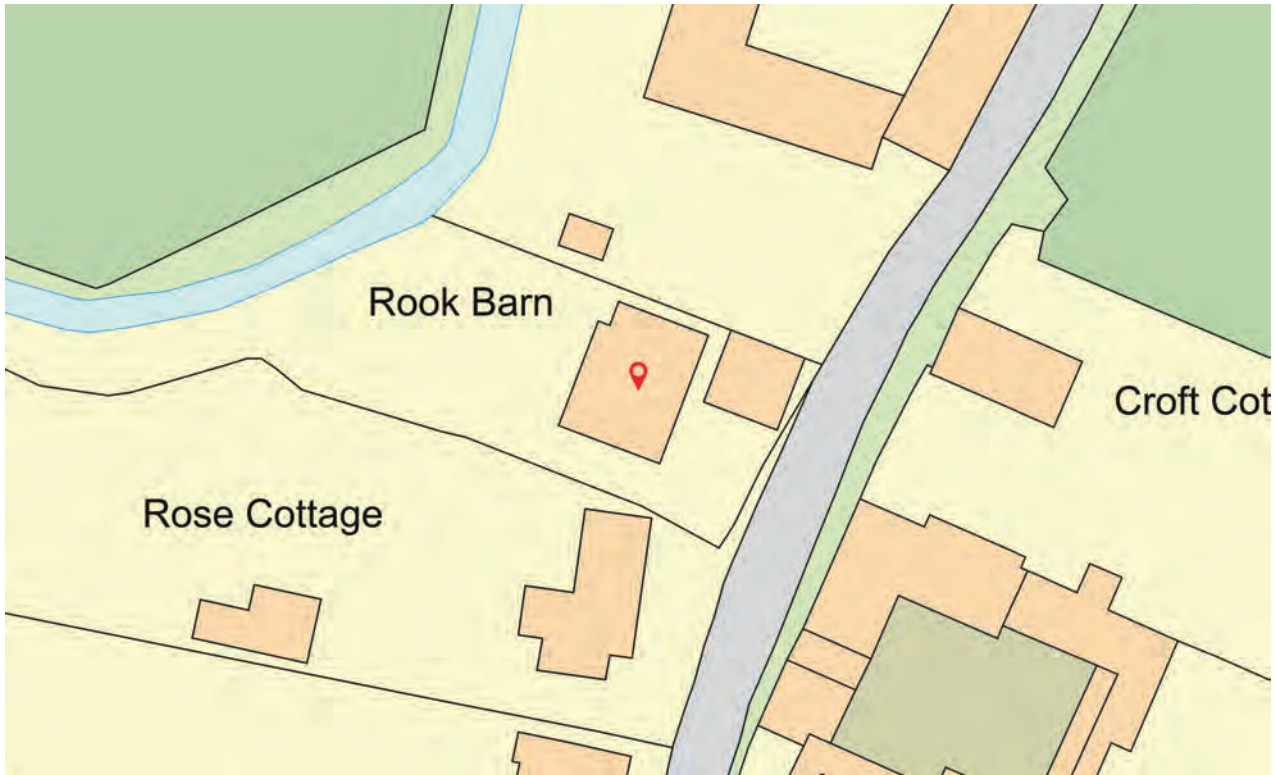
#### Schools

Kimbolton Primary Academy. Ofsted Rating: Good

Manor School Sports College. Ofsted Rating: Good



# INFORMATION



- Open Country Views
- Barn Style Home
- Car Port & Detached Office
- Sought After Village
- Close to Kimbolton
- West Facing Gardens
- Solar Water Heating Underfloor Heating (Downstairs)

Agents Notes

Tenure: Freehold

EPC: C

Local Authority: Huntingdonshire District Council

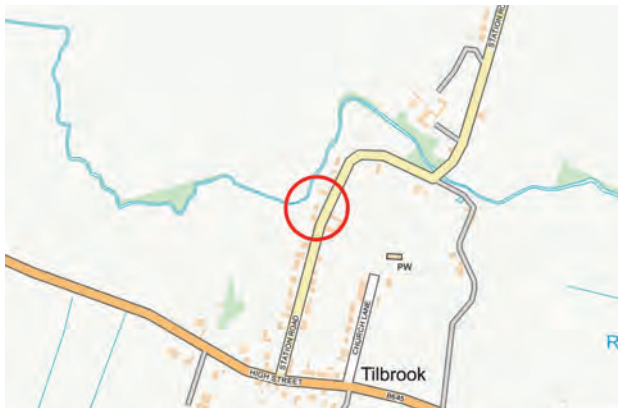
Council Tax Band: F

Solar heating system for water

CCTV and security lighting

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Rook Barn, Station Road, Tilbrook PE28 0JT  
 Approximate Gross Internal Area = 168 m<sup>2</sup> / 1808 ft<sup>2</sup>  
 Car Port & Office = 35 m<sup>2</sup> / 377 ft<sup>2</sup>  
 Garden Store = 11 m<sup>2</sup> / 118 ft<sup>2</sup>  
 Total = 214 m<sup>2</sup> / 2303 ft<sup>2</sup>



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Francis Ambler Photography © 2023







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