



STATION ROAD
Tilbrook

Carter Jonas

STATION ROAD, TILBROOK, HUNTINGDON, CAMBS, PE28 0JT

- St Neots - approx. 10 miles
- Cambridge - approx. 33 miles
- Kimbolton - approx. 1.8 miles

Attractive single-storey home • Three bedrooms including principal suite with dressing room & en-suite • Open-plan kitchen/dining room & utility room • Extensive barn (approx. 3,126 sq ft) with stables & tack room • 7 Acres offered in total • Beautiful rural setting with excellent privacy • EPC rating C

DESCRIPTION

Set within an idyllic countryside setting, Bramble Barn offers the perfect blend of rural tranquillity and modern comfort. Nestled in generous grounds this unique home presents an excellent opportunity for those seeking a practical equestrian facility.

This attractive single-storey timber-clad home has been thoughtfully designed to maximise both light and space. Extending to approximately 1,437 sq ft, the accommodation includes a welcoming open-plan kitchen/dining room with French doors opening onto a wraparound deck - the ideal space for enjoying the outlook throughout the day. The sizable reception has triple aspect windows and log burner offering a space to observe the surroundings whilst in the comfort of the home.

A practical utility room is accessed directly from the decking, offering a convenient route into the home from the paddocks. Perfect for equestrian living, this space allows muddy boots and coats to be left outside the main accommodation and also provides ample storage alongside laundry facilities.

BRAMBLE BARN OFFERS A UNIQUE HOME, NESTLED IN GENEROUS GROUNDS AND PRESENTS AN EXCELLENT OPPORTUNITY FOR THOSE SEEKING A PRACTICAL EQUESTRIAN FACILITY.



The principal bedroom has a generous dressing room and en suite whilst the additional two bedrooms are serviced by the family bathroom.

Vaulted ceilings and large windows throughout the property elevate the sense of space and flood the interiors with natural light, framing uninterrupted views across the paddocks.

OUTSIDE

Bramble Barn offers a large barn, measuring 3,126 sq ft, currently fitted with 6 Monarch stables and an additional tack room. This versatile space is ideally suited to equestrian use but could also accommodate hobbies, storage, or alternative uses (subject to consent).

The land extends to around 7 acres, divided into six paddocks, several of which are enclosed by post-and-rail fencing. An all-weather menage adds further appeal, making this property exceptionally well-equipped for equestrian pursuits.

A spacious private driveway provides ample parking, while mature boundaries ensure both security and privacy – all within easy reach of local amenities and excellent road connections.

AGENTS NOTE

BRAMBLE BARN IS SUBJECT TO AN EQUESTRIAN OCCUPANCY CONDITION. THIS TIE MAKES THE PROPERTY PARTICULARLY WELL-SUITED TO THOSE SEEKING A HOME WITH LAND AND FACILITIES TO SUPPORT THEIR EQUESTRIAN LIFESTYLE BUT WE WOULD ASK ANY PROSPECTIVE PARTIES TO ENSURE THEY ARE QUALIFIED TO PURCHASE.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity & water.

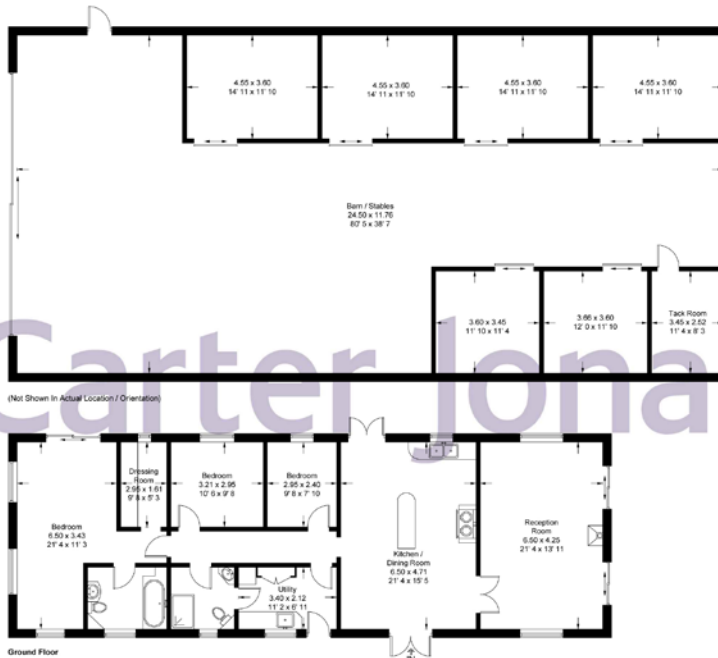
Local Authority: Huntingdonshire District Council

Viewings: Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330

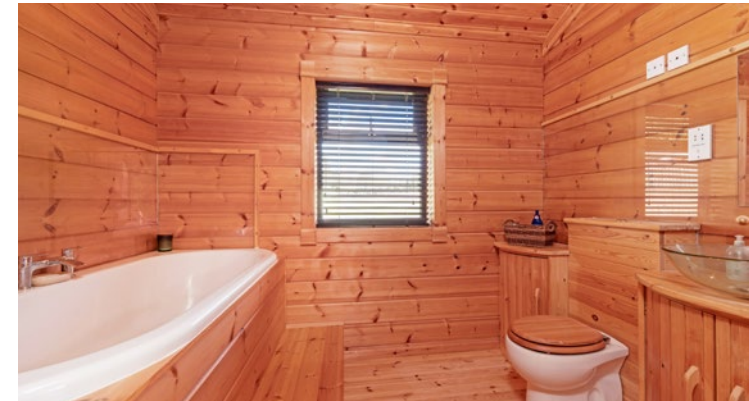


Bramble Barn, Tilbrook

Approximate Gross Internal Area = 1437 sq ft / 133.5 sq m
 Outbuilding = 3126 sq ft / 290.4 sq m
 Total = 4563 sq ft / 423.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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