



HARVEY ROBINSON

Guide Price

£1,000,000 - £1,150,000

1 The Avenue

Leighton Bromswold, PE28 5AW

- Charming Grade II Period Family Home
- Five Bedrooms and Two ensuites
- Incorporating the Original Forge and Barn
- Detached Double Garage and Room Over

- Annex potential or extension (S.T.P)
- Wealth of Character
- Four/Five Reception Rooms
- Approx. 1/3 Acre with Views over open Countryside

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PROPERTY SUMMARY

We are thrilled to offer this exquisite Grade II Listed Detached Family Home for sale in the sought-after Leighton Bromswold village. Boasting over 3600 sq. ft of versatile accommodation, this five-bedroom home is a stunning example of Tudor and 18th-century architecture, carefully crafted to preserve its historic charm. The property boasts a range of original features such as a forge surround & bellows, timber beams, an original bread oven and feature fireplaces.

The property has undergone several transformations over the years, including the integration of the barn and forge into the house. It also features a mezzanine floor, offering even more space. Spanning 0.32 acres of lush mature greenery, the property boasts gorgeous views of the farm land and equestrian fields from its South/West facing garden. There's also a double garage on the grounds, with a multi-use room over with annex potential (S.T.P).

The garden has a hidden vegetable garden and a private garden that currently houses chickens. There's plenty of room for the whole family to unwind in the beautiful natural surroundings. A visit to this stunning property is a must to truly appreciate the character and accommodation it has to offer.

Please contact our Huntingdon office to arrange a viewing or for further information.



LOCATION

Escape to the serene and sought-after village of Leighton Bromswold, nestled just 10 miles West of Huntingdon and 7 miles North of Kimbolton. This charming rural village is a hidden gem boasting seven Grade II listed buildings, including a stunning home that is bursting with character and modern touches. Embrace the idyllic countryside setting as you stroll through farmland, pasture, and bridal pathways, and explore the neighbouring villages that offer highly rated pub/restaurants, such as the iconic The George in Spaldwick, The Mermaid in Ellington and The Pheasant Inn in Keyston. The Green Man also a Grade II listed building, situated in Leighton itself, offers traditional British food & ales.

For commuters, easy access to the A1(M) via the A14 and the mainline station in Huntingdon Town Centre make traveling a breeze. Families will appreciate the exceptional school catchments that include Brington Primary School, top-rated Hinchbrooke Secondary School, and even the distinguished Kimbolton Private School, located just 7 miles from this luxurious residence.

This is an opportunity to own a home in the heart of an enchanting village that is steeped in history and offers the perfect blend of old-world charm and modern convenience.

GROUND FLOOR

ENTRANCE HALL

SNUG

SMOKING ROOM / GAMES ROOM

CLOAKROOM

DINING ROOM

SUMMER ROOM

LIVING ROOM with ORIGINAL FORGE SURROUND

MEZZANINE LEVEL (OVER)

KITCHEN/BREAKFAST ROOM

UTILITY ROOM

MASTER SUITE with WALK-IN WARDROBE and ENSUITE





FIRST FLOOR

LANDING

GUEST BEDROOM (TWO) with ENSUITE BATHROOM

BEDROOM THREE

BEDROOM FOUR

BEDROOM FIVE / STUDY

FAMILY BATHROOM

OUTSIDE

DOUBLE GARAGE with MULTI-USE ROOM OVER

FRONT GARDEN with LARGE DRIVEWAY

REAR GARDEN VIEWS OVER COUNTRYSIDE/FARMLAND



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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For independent whole of market mortgage advice please call the team to book your appointment.

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FAQs

Tenure: Freehold
 Property Built: 18th Century, one part orig
 Tudor.

Onward Movements: Downsizing Locally
 Rear Garden: South/West Facing

Primary School: Brington

Secondary School: Hinchingsbrooke or
 Kimbolton Private School

Council Tax: Band F

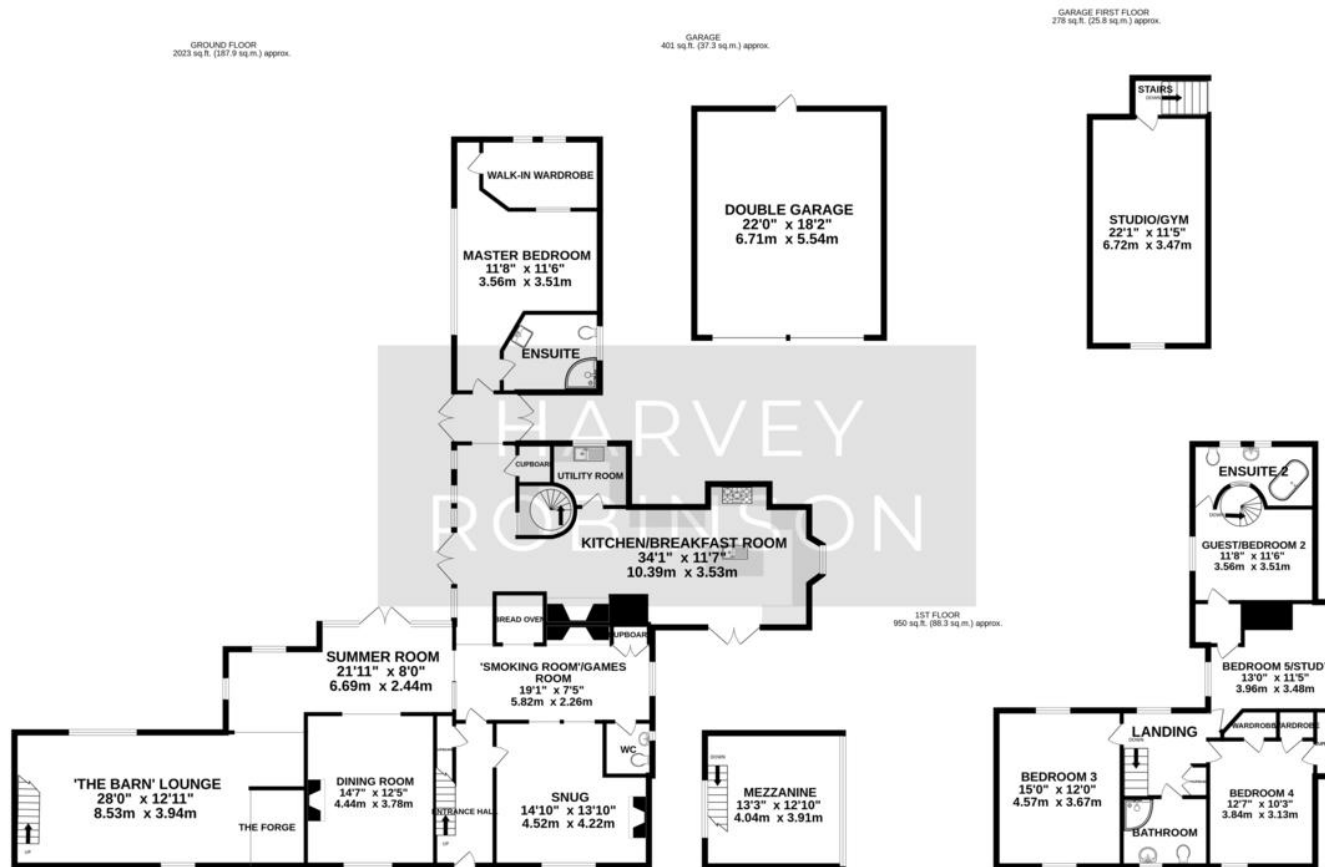
Heating: Air-Source Heat Pump

Hob: Calor Gas

Oven: Electric

Loft Ladder/Boarded: No

Water Meter: Yes



TOTAL FLOOR AREA : 3652 sq.ft. (339.3 sq.m.) approx.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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