



# The Cottage

20, Hillfoot Road, Shillington,  
Bedfordshire, SG5 3NS  
Offers in excess of £500,000



'The Cottage' is a charming 3 bedroom semi detached home oozing with character and charm and has been sympathetically updated by the current owners, and still has further scope to extend or adapt the current layout (subject to the necessary consents). The property has a garage and off road parking for 2 cars and is located within the popular village of Shillington just a short drive to Hitchin with train links into the city.

- Original beams throughout, larch doors and inglenook fireplace with wood burning stove
- Separate dining room & utility room
- Garage and off road parking for 2 cars
- Popular village location with 2 local pubs and post office and village store
- Re-fitted stylish kitchen and ground floor bathroom
- En suite to bedroom two
- Enclosed private rear garden with covered seating area perfect for those alfresco evenings
- On the Beds/Herts border just a short commute to the vibrant market town of Hitchin



## GROUND FLOOR

### Entrance Hall

Twin staircases to first floor accommodation. Access to loft space. Storage cupboard. Doors into living room, kitchen and bathroom. Porcelain stone tiled floor.

### Living Room

14' 4" x 19' 8" (4.37m x 5.99m) Dual aspect with two windows to front and one to side. Two radiators. Feature inglenook fireplace with wood burning stove and quarry tiled hearth. Oak parquet flooring. Latch door to eaves storage.

### Kitchen

11' 2" x 14' 10" (3.40m x 4.52m) Re-fitted with a range of wall and base units with wood worksurfaces and metro tiled splashbacks. Inset butler sink with mixer tap. Range style gas/electric cooker. Porcelain stone tiled floor. Cupboard housing space for fridge freezer. Radiator. Two windows to front. Door into dining room and part glazed door into utility room.

### Dining Room

9' 4" x 13' 3" (2.84m x 4.04m) French doors with sidelights opening onto the rear garden. Radiator. Oak parquet flooring. Half height wood panelling.

### Utility Room

Window and stable door to side. Range of eye and base level units with wood effect worksurfaces over. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Porcelain stone tiled floor. Wall mounted combi boiler.

### Bathroom

Obscure window to side. Claw foot roll top bath with shower attachment over. Separate shower cubicle. High level WC. Wash hand basin with vanity under. Victorian style floor tiles. Inset wall mounted TV.



## FIRST FLOOR

### Landing

Staircase rising from entrance hall. Stripped floorboards. Access to loft space. Eaves storage. Doors into both bedrooms.

### Bedroom 1

10' 3" x 14' 9" (3.12m x 4.50m) 11' 0" x 16' 3" (3.35m x 4.95m) Staircase leading from entrance hall. Window to front. Radiator. Stripped wood flooring. Step up to walk in wardrobe.

### Bedroom 3

7' 9" x 10' 1" (2.36m x 3.07m) Vaulted ceiling with window to front. Radiator. .

### Bedroom 2

11' 0" x 16' 3" (3.35m x 4.95m) Window to side Radiator. Door to en suite.

### En-Suite Bathroom

Suite comprising panel enclosed bath, wash hand basin and low level flush wc. Partially tiled walls. Radiator. Window to front.



## OUTSIDE

### Front Garden

Enclosed by brick flower beds and Pickett fence, steps & pathway leading to front door. Block paved with mature shrub borders. Driveway providing parking for two cars. Gated access to rear.

### Rear Garden

Wrap around garden with large paved patio area, mainly laid to lawn with raised flower beds with mature planting and shrubs. Pathway and steps up further lawn area with brick build wood store. External light. Power point and cold water tap. Gated access to front and driveway. Covered seating area with wooden building housing bar area with fridge. Personal door into garage. Log store to side.

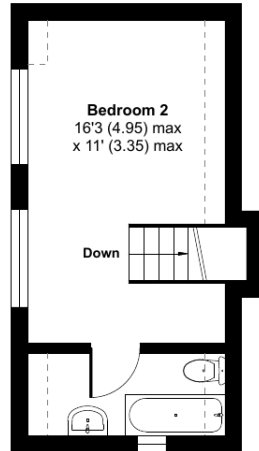
### Single Garage

Electric up & over door to front with personal door to side. Power and light connected. Eaves storage space.

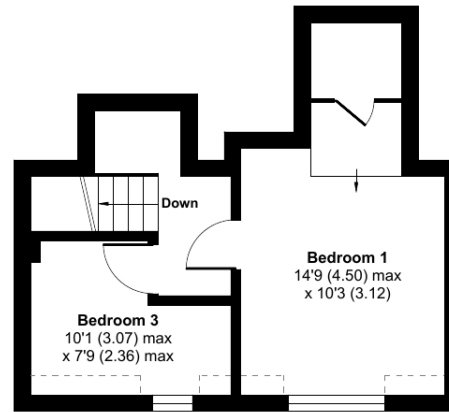
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



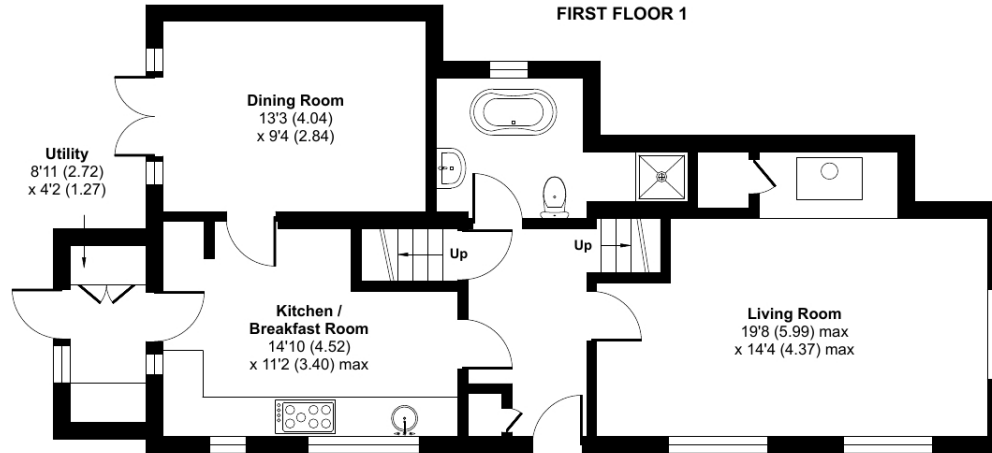




FIRST FLOOR 2



FIRST FLOOR 1

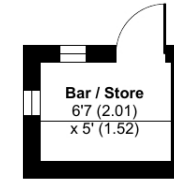


GROUND FLOOR

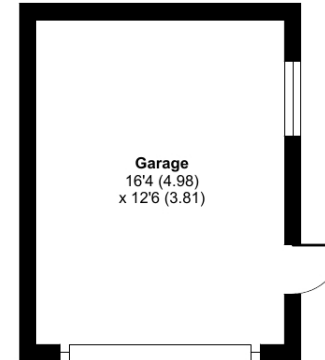
Approximate Area = 1197 sq ft / 111.2 sq m  
 Limited Use Area(s) = 35 sq ft / 3.2 sq m  
 Garage = 204 sq ft / 18.9 sq m  
 Outbuilding = 33 sq ft / 3 sq m  
 Total = 1469 sq ft / 136.4 sq m

For identification only - Not to scale

Denotes restricted head height



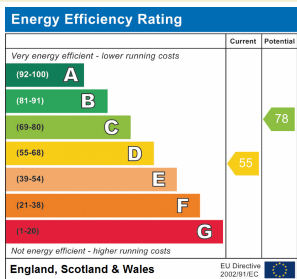
OUTBUILDING



Garage  
16'4 (4.98)  
x 12'6 (3.81)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Country Properties. REF: 937522



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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