



**Blackthorn Cottage**  
111, Bury Road, Shillington,  
Bedfordshire, SG5 3NZ  
offers in excess of £290,000

country  
properties

'Blackthorn Cottage' is a delightful Victorian 2 bedroom cottage oozing character and charm with superb views overlooking open countryside to the front and rear. Located in the popular village of Shillington with access to village pubs, countryside walks and the vibrant market town of Hitchin for rail links into the city.

- Beautifully presented - just move in!
- Sympathetically and tastefully refurbished throughout - a credit to the current owner!
- Living room with wood burning stove
- Separate kitchen/dining room
- First floor shower room
- Westerly facing rear garden with views over paddock land to the rear - perfect for those alfresco evenings
- Potential to extend subject to any necessary consents

## GROUND FLOOR

### Entrance

Recently replaced front door opening into:

### Living Room

11' 10" x 10' 11" (3.61m x 3.33m) Double glazed window to front. Wood effect flooring. Radiator. Dado rail. Feature fireplace with Welsh oak mantle, granite hearth and inset wood burning stove. Alcove shelving. Opening into:

### Kitchen/Dining Room

12' 0" x 7' 11" (3.66m x 2.41m) A range of wall and base units with complementary wood effect worksurfaces and tiled splashbacks. Inset stainless steel sink with drainer and swan neck mixer tap over. Space for electric oven. Space and plumbing for washing machine. Space for fridge freezer. Radiator. Tiled flooring. Multi pane door into:

### Lobby

Stairs rising to first floor accommodation. Door to rear garden.



## FIRST FLOOR

### Landing

Doors into all rooms.

### Bedroom 1

14' 5" (max) x 11' 9" (max) (4.39m x 3.58m) Double glazed window to front, with bespoke shutters. Exposed floorboards. Radiator. Fitted wardrobe. Access to loft space with ladder.

### Bedroom 2

8' 0" x 6' 5" (2.44m x 1.96m) Double glazed window to rear. Radiator. Fitted desk.

### Shower Room

Three piece suite comprising shower cubicle, pedestal wash hand basin with tiled splashback and low level wc. Heated towel rail. Obscure double glazed window to rear.

## OUTSIDE

### Front Garden

Enclosed with brick wall and mature hedging. Footpath to front door with external light. Footpath to side providing gated access to the rear garden.

### Rear Garden

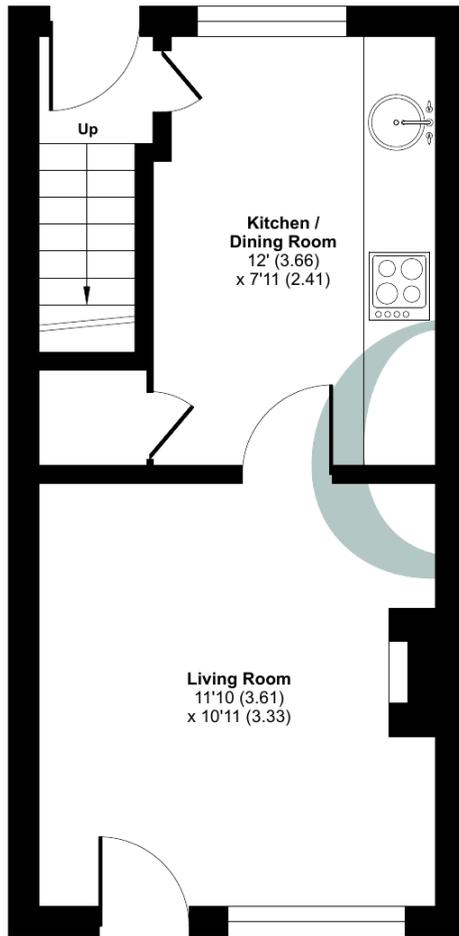
Large enclosed patio area with gated access to side of property leading to the front. Brick wall with gated access providing pedestrian access for neighbouring properties. Opening to a mature good size garden with a variety of flowers, trees and shrubs. Cold water tap. Timber shed to remain. Circular paved patio to the rear offering sunset views over the horse field and countryside beyond.



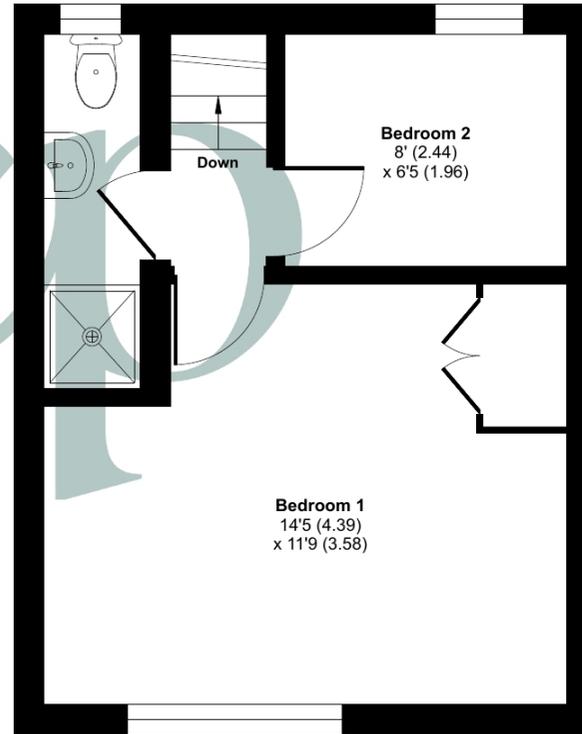


Approximate Area = 540 sq ft / 50.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1132024

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## Viewing by appointment only

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