



Upton End Road, Shillington, Hitchin, Bedfordshire. SG5 3PE





3 Bedroom Detached House

Guide Price £500,000 Freehold

For sale by Informal Tender, the closing date is Friday 8th November at 12 Noon. A particularly spacious detached house built in the 1890's with a very large garden, in the very sought after village of Shillington. The house is need of modernisation throughout and has huge potential.

- For sale by Informal Tender
- Closing date 8th November 2024
- CHAIN FREE
- Renovation required
- Great village location
- Plenty of off street parking
- Great countryside walks
- 1900's build
- Outbuildings
- EPC rating F. Council tax band D

Step Inside:

A particularly spacious detached house built in the 1890's with a very large garden, in the very sought after village of Shillington. The house is in need of modernisation throughout and has huge potential, the principal bedroom has two windows to the rear and by installing a stud wall, you could very simply create a four-bedroom house, alternatively you could utilise permitted development rights and extend to the side, based on schedule 2 of the order part 1 Class A with a 3 metre double storey extension.

The existing outhouse has a wealth of charm and character, perhaps not the tin roof, this could become converted to an annexe, workshop or could be replaced with a double garage and office above or a rustic oak framed car port, the possibilities are endless. One recommendation would be to fit external insulation board and then render, this would look lovely when completed, you could perhaps even incorporate some parquetry.

The current heating system is oil and this would need replacing with an energy efficient air source heat pump, grants may be available for this. The waste goes into the mains and rainwater into soakaways, we are advised that the roof is water tight.

Step Outside:

The large rear garden is approximately 65 feet wide and 59 feet deep, there is also a secret wooded area in the right-hand corner and this would make a wonderful place for a child to build a den or perhaps you would like an allotment or keep chickens. The driveway to the left-hand side of the property provides parking for several vehicles and is accessed by double opening wood gates.

If you have ever dreamt of building your own home or renovating a property then look no further, we anticipate that the value if the completed house would be in the region of £850,000 reflecting current market conditions.

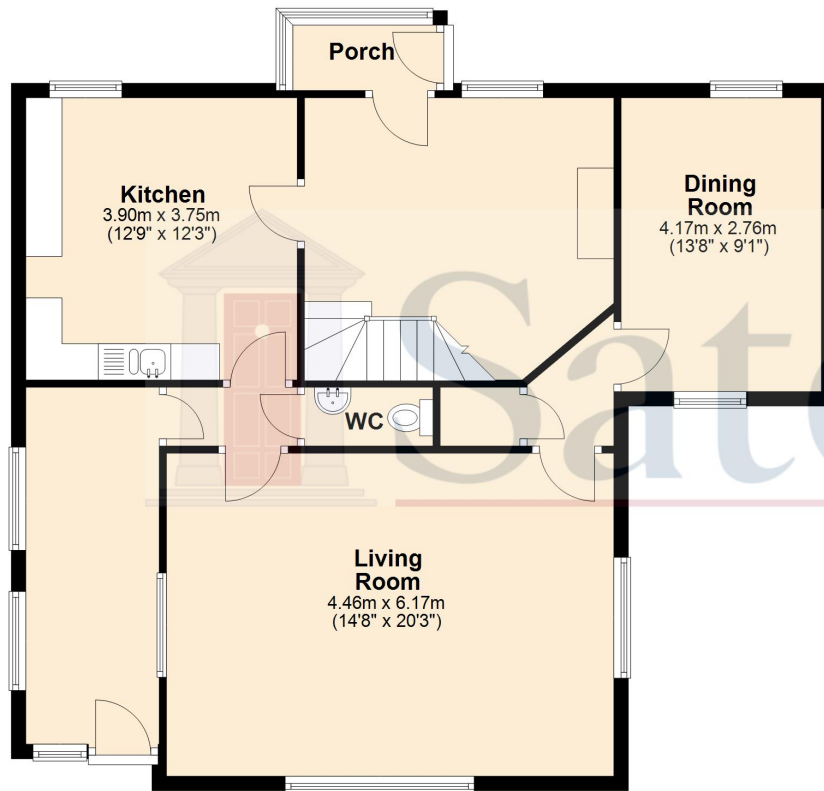
Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.

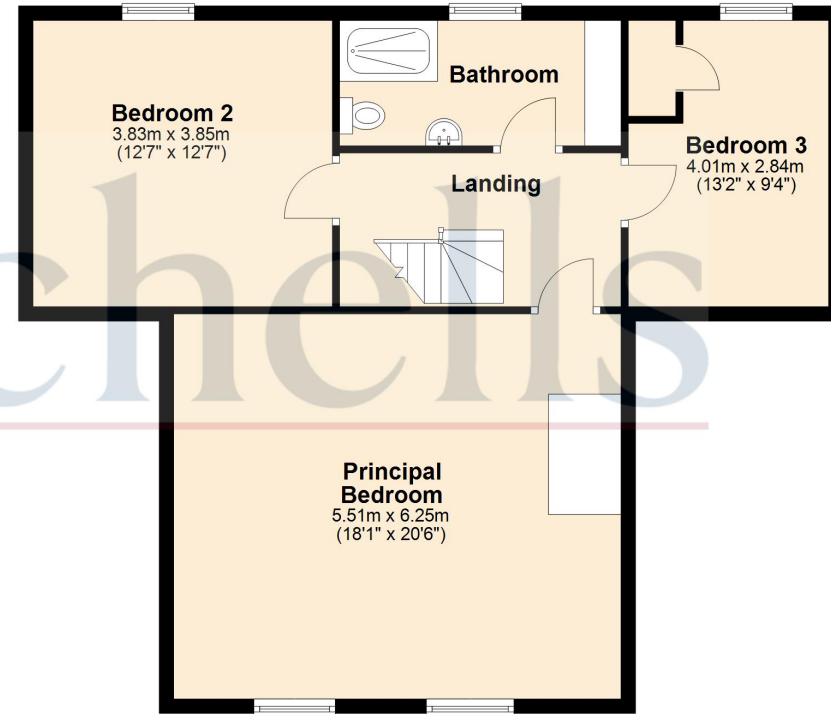


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



Total area: approx. 164.1 sq. metres (1766.6 sq. feet)

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.
The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.