



The Old Granary

Ashwell,

Hertfordshire, SG7 5NQ

Freehold - Guide Price **£300,000**

country
properties

A delightful and characterful two-bedroom barn conversion, nestled within an attractive courtyard setting just a short stroll from the heart of the village. This charming home forms part of a development of similar barn-style properties, offering a unique blend of rustic charm and modern comfort. The interior boasts a spacious and well-proportioned layout, with striking vaulted ceilings and beautifully retained exposed beams that lend warmth and character throughout. The accommodation is thoughtfully arranged and flooded with natural light, creating a bright and welcoming atmosphere. Ideal for those seeking a peaceful village lifestyle, the property is perfectly situated for easy access to local amenities, countryside walks, and excellent transport links. Offered to the market chain-free, this is a fantastic opportunity for first-time buyers, downsizers, or anyone looking for a distinctive and low-maintenance home in a sought-after location.

- Courtyard setting with allocated parking
- 2.5 miles to Ashwell & Morden train station (as per Google Maps)
- Good access for commuters to A505 & A1M
- Charming two bedroom barn conversion
- Chain free
- Council Tax Band C / EPC C

Ground Floor

Entrance Hall

Tiled floor. Stairs rising to first floor accommodation.

Lounge

15' 0" x 10' 7" (4.57m x 3.23m)
Window to front aspect. Radiator.
Reveal to kitchen.

Kitchen

10' 10" x 7' 4" (3.30m x 2.24m)
Door to garden. Window to rear aspect.
Matching wall and base units with work surface over, in top sink. Space for dishwasher, washing machine and fridge/freezer. Electric cooker and hob with extractor over. Tiled floor. Radiator.

Inner Lobby

Under stairs storage cupboard.



Cloakroom

Wall mounted combi boiler. Low level WC. Wash hand basin. Radiator.

First Floor

Landing

Hatch to loft space.

Shower Room

Walk-in shower. Wash hand basin. Low level WC. Wall mounted heated towel rail. Velux window.

Bedroom One

14' 1" x 11' 3" (4.29m x 3.43m)
2 windows to front aspect.

Bedroom Two

10' 10" x 6' 9" (3.30m x 2.06m)
Velux window.

Outside

Courtyard Garden

Agent's Notes

The courtyard is maintained/managed by Dixies Management, of which each owner becomes a shareholder. There is an annual fee of £120 (reduced to £110 for on time payment).

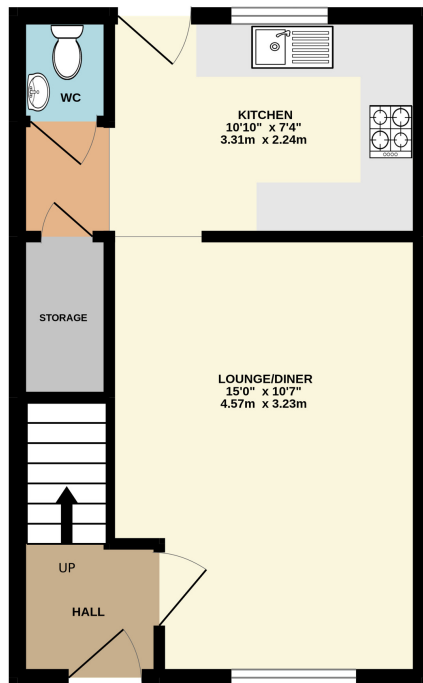
There are additional fees associated with changing the name of the shareholder on completion of the sale of the property.

Ashwell

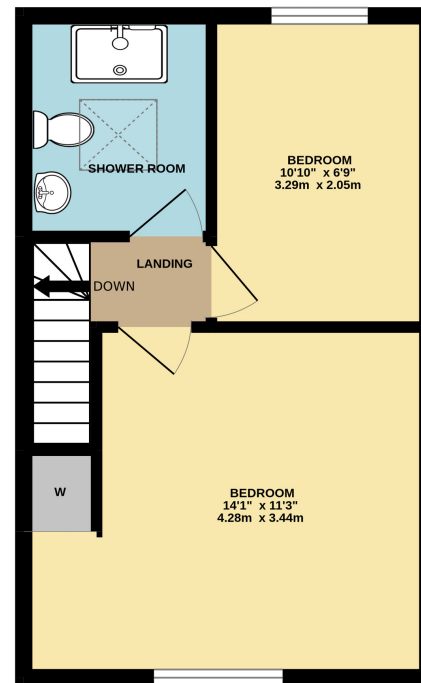
Ashwell is a highly regarded picturesque village set amidst rolling Hertfordshire countryside. The village is steeped in history with many delightful character properties and the historic St Mary's church in the heart of the village. The village boasts a number of excellent facilities including a renowned bakers, butcher, village store, chemist, dental surgery, doctors surgery and three popular public houses. The village primary school is also highly regarded with connections to local secondary schools. The railway station serving Ashwell and The Mordens is about 1.5 miles from the village centre with services to London Kings Cross and Cambridge.



GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.

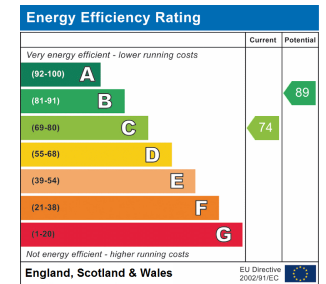


1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: baldock@country-properties.co.uk

www.country-properties.co.uk

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