



Primrose Hill Cottages

Pirton Road, Holwell, Hitchin,
Hertfordshire, SG5 3SS
Guide Price £850,000

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This charming four bedroom semi-detached home offers an inviting blend of character features, modern comforts, and flexible living spaces, perfect for those seeking a peaceful rural lifestyle with room to grow.

The property opens into a warm and welcoming interior, where a modern fitted kitchen/dining room provides an ideal hub for family life. The spacious living room features a wonderful inglenook fireplace, while an additional reception room showcases a further log burner and charming character details, offering versatility as a study, snug, or playroom. A bright garden room floods the rear of the home with natural light and leads to a generous downstairs double bedroom, along with a practical utility space and a contemporary shower room.

The first floor can be accessed via two separate staircases, enhancing the home's unique layout. The standout principal bedroom enjoys a south facing balcony with uninterrupted countryside views and benefits from its own en suite shower room. Two further double bedrooms and a well appointed family bathroom complete the upper level.

To the rear, a low maintenance paved garden with a gate providing direct access to scenic countryside walks. The front of the property features a beautifully manicured private garden with a large lawn, gated driveway parking for several vehicles, and a single garage.

Holwell is situated just under three miles from Hitchin town Centre with its extensive shopping, schooling, leisure facilities, as well as numerous restaurants and a mainline railway station serving Kings Cross in London.

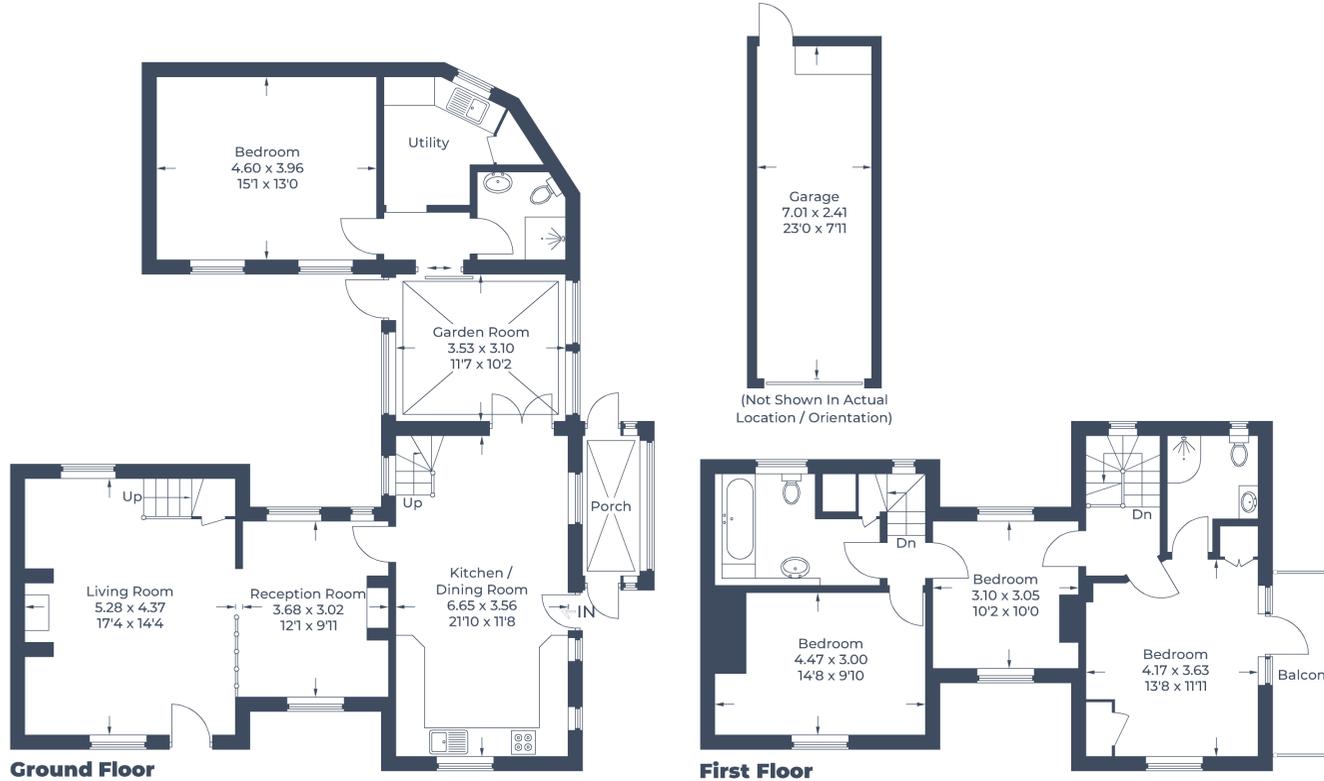
- Four double bedrooms
- Semi-detached character home
- Principal bedroom with balcony with countryside views
- Three bathrooms
- Front and rear gardens
- Driveway and garage
- 3.9 miles, 11 mins drive to Hitchin railway station (as per Google Maps)
- 3.4 miles, 10 mins drive to Hitchin town centre (as per Google Maps)







Approximate Gross Internal Area (Including Porch)
 Ground Floor = 109.1 sq m / 1,174 sq ft
 First Floor = 59.0 sq m / 635 sq ft
 Garage = 16.8 sq m / 181 sq ft
 Total = 184.9 sq m / 1,990 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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 measurements are approximate, not to scale.

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Viewing by appointment only

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