



# Rose Cottage

Arlesey Road, Ickleford, Hitchin,  
Hertfordshire, SG5 3TG

**Guide Price £725,000**

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This is a wonderful and unique opportunity to purchase one of the oldest and premier properties in Ickleford. Rose Cottage has been in the same family for four generations and the cottage dates back to the first half of the 16th century. The property has never been extended and remains largely unaltered with many period features including two large stone fireplaces. The frame of the house was restored in 1992, this was the first time the structure of the cottage had been touched from new. The property has been recently re-thatched with Norfolk reed by a master thatcher who has been maintaining the roof for the last 40 years. The property resides in a plot of approximately 0.45 of an acre and offers great potential for development as it comes with a large number of outbuildings to the rear.

The accommodation commences on the ground floor with a side entrance porch which leads through to the kitchen. From here there is access to both the family bathroom suite, central living room with feature fire place and dining room, again with feature fireplace and front door. Off of the dining room is a generous store room with stairs rising up and leading in to bedroom two. The central hallway provides a storage room and stair way which leads up to both the principal bedroom and bedroom three. Off of this bedroom is an additional storage room.

The cottage stands well back from the road and well away from its neighbours. The whole garden is enclosed by gates and mature hedge row and offers extensive lawns, and mature trees, both fruit and ornamental. There is a driveway providing off road parking for multiple cars. To the rear of the property is extensive outbuildings including four garages, a barn and a large shed.

Ickleford is a sought-after village situated on the northern outskirts of Hitchin. It has an excellent primary school, village hall, general store, florists, and four public houses. Hitchin town provides good shopping and has a variety of bars and restaurants as well as the highly regarded Hitchin Boys and Girls Schools.

- A special property coming to the market for the first time
- Three bedroom detached home with separate reception rooms
- Numerous outbuildings and development potential (STPP)
- Boiler and heating system updated in 2020
- Wiring recently checked and certificate issued
- 1.9 miles, 7 min drive to Hitchin mainline railway station (as per Google Maps)
- 2.4 miles, 9 min drive to Hitchin town centre (as per Google Maps)







Approximate Gross Internal Area  
 Ground Floor = 66.0 sq m / 710 sq ft  
 First Floor = 64.0 sq m / 689 sq ft  
 Outbuildings = 147.8 sq m / 1,591 sq ft  
 Total = 277.8 sq m / 2,990 sq ft  
 (Including Garages)



Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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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 | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

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