



Blarney Hollow, Rushden, Buntingford, Hertfordshire. SG9 0SG





3 Bedroom Detached House

£685,000 Freehold

Blarney Hollow is a quintessentially English thatched house steeped in history that enjoys a peaceful location, set in the heart of the idyllic village of Rushden, next to St Marys Church with the backdrop of mature trees behind, put simply the location is stunning. Blarney Hollow was built in the 17th century with a distinctive eyebrow thatch, the house was then extended in the 20th century to provide a home with a flexible layout. Blarney Hollow gets its name from a Mr Charmers who named it after his wife who ran an orange grove in Barcelona and there used to be a parrot that used to sit on the gate and talked to passersby.

- Historic building
- Three/four bedrooms
- Three reception rooms
- Picturesque setting
- Detached
- 0.15 of an acre
- Chain free
- EPC rating G. Council tax band G

Ground Floor

Entrance:

Entrance via wooden front door.

Hallway:

Doors to kitchen, snug, and bathroom. Storage cupboard.

Kitchen:

Abt. 17' 10" x 10' 10" (5.44m x 3.30m) Range of wall and base units with roll-top work surfaces. Stainless steel sink and drainer unit. Radiator. Windows to side and rear aspect. Lino flooring.

Snug:

Abt. 12' 8" x 12' 2" (3.86m x 3.71m) Window to side aspect. Radiator. Brick-built fireplace with wooden surround. Original beams. Lino flooring. Stairs to the first floor. Opens up to the reception room.

Reception Room:

Abt. 16' 10" x 11' 11" (5.13m x 3.63m) Window to rear aspect. Radiator. Fitted carpet. Original beams. Opens to the sunroom.

First Floor

Landing/Bedroom Three:

Window to rear aspect. Fitted carpets. Doors to:

Bedroom One:

Abt. 16' 4" x 12' 8" (4.98m x 3.86m) Window to rear aspect. Radiator. Fitted carpet. Door to en-suite.

En-Suite:

Three piece suite comprising low level wc, hand wash basin and shower cubicle.

Bedroom Two:

Abt. 17' 0" x 11' 9" (5.18m x 3.58m) Window to rear aspect. Radiator. Fitted carpet. Original beams.

External

Outside:

Wrap around the landscaped rear garden with mature trees and hedgerows with stunning views of a nature reserve and the local church. The property also benefits from a double garage.

Agents Note:

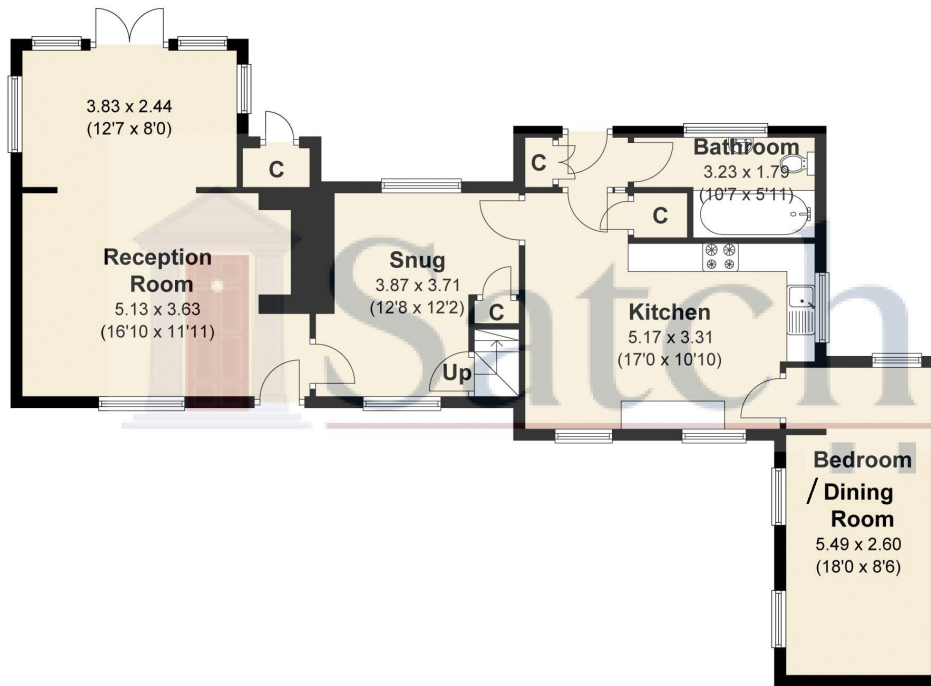
Draft particulars yet to be approved by the vendor and may be subject to change.



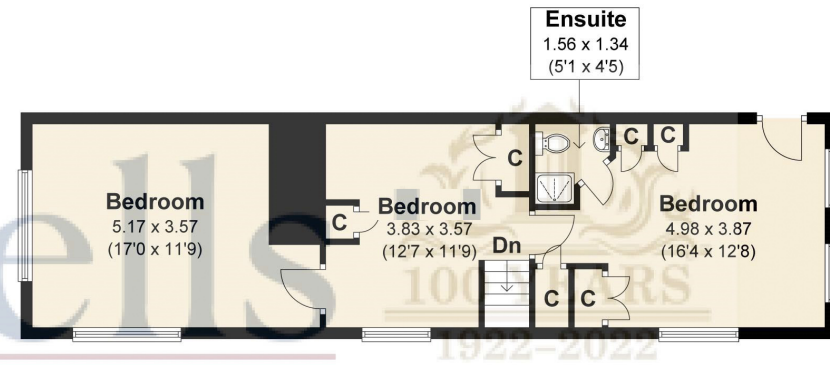


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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. 135.20 sq. metres (1455.28 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.