



Church Lane, Arlesey, Bedfordshire. SG15 6UX

| Satchells



2 Bedroom Detached House

Guide Price £400,000 Freehold

This is a unique opportunity to acquire a Grade II listed thatched cottage located on a plot that measures just over a third of an acre.

The property itself is in need of refurbishment and could be extended subject to the relevant permissions. Currently the accommodation comprises entrance hall, lounge, dining room, kitchen and pantry to the ground floor. To the first floor are two double bedrooms and a bathroom. There is also the potential to develop the large plot and build additional properties (subject to planning permission). For further details and your appointment to view please contact Satchells Stotfold.

- Unique thatched cottage
- Grade II listed
- Plot measures approx. 1/3 of an acre
- In need of refurbishment
- Potential to develop plot (STPP)
- Potential to extend (STPP)
- Two double bedrooms
- Two reception rooms
- Close to mainline railway station
- EPC exempt. Council tax band E

Ground Floor:**Front Door:**

Timber front door.

Entrance Hall:

Quarry tiled floor. Doors to lounge and dining room.

Lounge:

Abt. 16' 6" x 11' 5" (5.03m x 3.48m) Dual aspect windows to front and side. Feature brick built fireplace. Part panelled walls. Feature beam to ceiling. Stairs to first floor.

Dining Room:

Abt. 12' 7" x 10' 2" (3.84m x 3.10m) Window to front. Feature beamed ceiling. Part panelled walls. recessed fireplace. Tiled flooring.

Lobby:

Window to rear. Door to pantry. Opening to kitchen. Feature beams. Radiator. Tiled flooring.

Kitchen:

Abt. 9' 6" x 7' 7" (2.90m x 2.31m) A range of base level units with roll edge worktops. Single drainer stainless steel one and a half bowl sink unit. Built-in four ring gas hob and double electric oven. Plumbing for automatic washing machine and dishwasher. Wall mounted gas boiler. Window to rear. Door to rear garden. Beamed ceiling. Tiled flooring.

Pantry:

Window to side. Space for fridge/freezer. Tiled flooring.

Landing:

Doors to all rooms.

Bedroom One:

Abt. 16' 4" x 14' 4" (4.98m x 4.37m) Dual aspect windows to front and side. Feature fireplace. Radiator. Built-in wardrobe.

Bedroom Two:

Abt. 13' 5" x 11' 0" (4.09m x 3.35m) Dual aspect windows to front and side. Built-in wardrobe. Rad.

Bathroom:

A three piece suite comprising a free standing roll top bath, pedestal wash hand basin and low level WC. Window to rear. Radiator.

Outside:**Gardens:**

Property sits on a large plot measuring just over a third of an acre. There is driveway parking that leads to the garage and the house is shielded from the road by a tall hedge.

Garage:

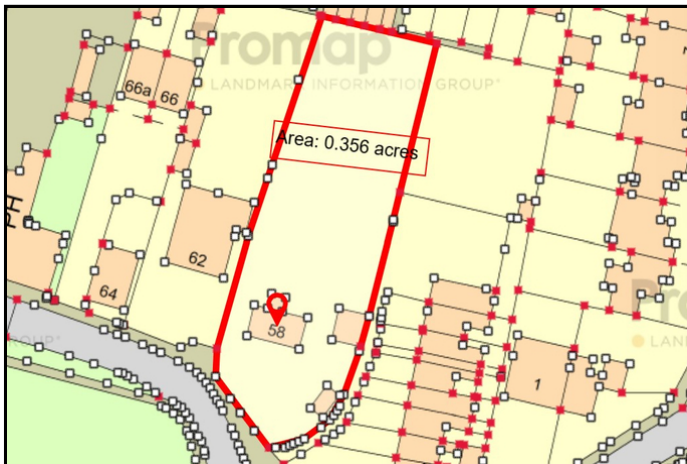
A detached pre-cast garage.

Location and Amenities:

Arlesey is a village with many amenities including three village stores, two of which are post offices, medical practice and pharmacy, pubs, restaurant, beauty salons, barbers, schools and the Acre Wood Day Nursery. Arlesey has its own train station with a thirty eight minute connection to London. It also has direct access to the A507 and the A1 motorway, perfect for any commuter. Less than fifteen minutes' drive are the larger towns of Letchworth Garden City and Hitchin with a great community and lots to offer including many high street stores, cafes, restaurants, pubs, banks and train stations.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



FOR SALE

 **Satchells**

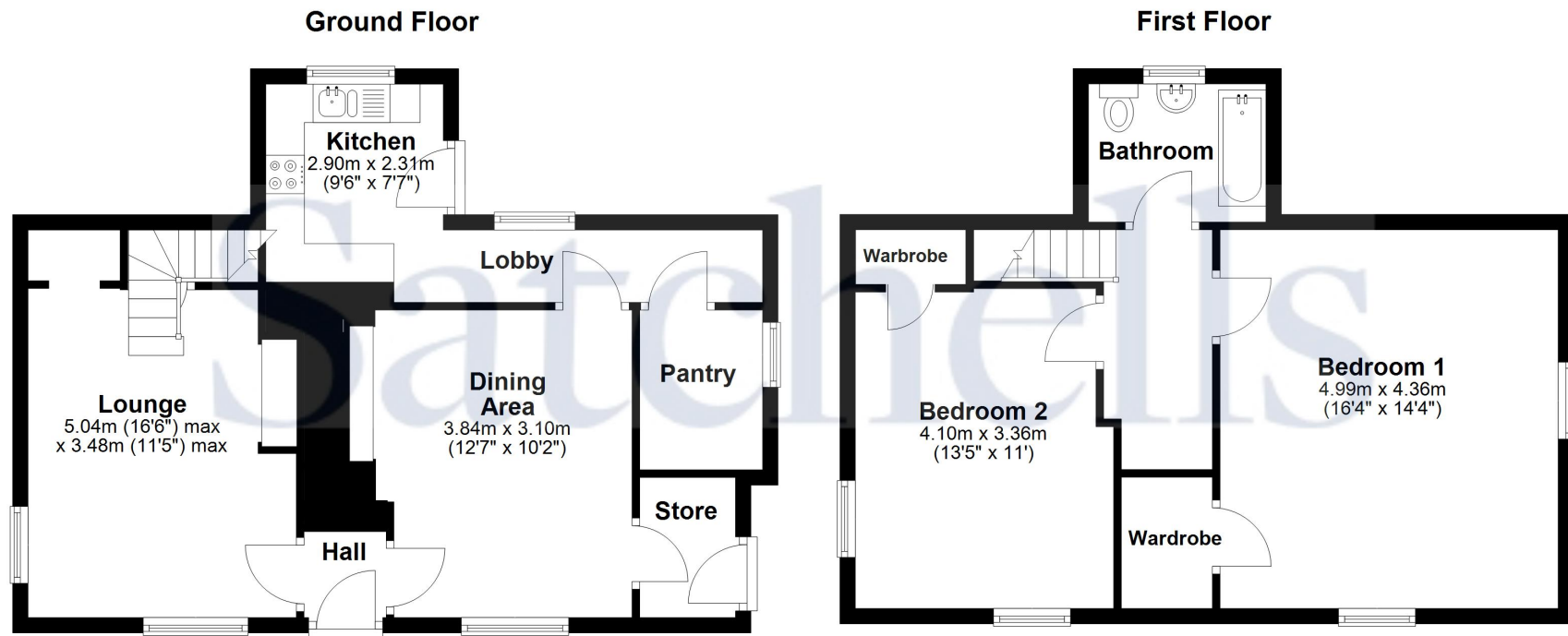
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For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.