



Bailiffs Cottage

Tatmore Place | Preston Road | Gosmore | Hitchin | Hertfordshire | SG4 7QR

 FINE & COUNTRY

# BAILIFFS COTTAGE

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### Step Inside

Entering through the front door of this beautiful cottage, you step straight into the heart of the home, a beautifully bespoke oak kitchen that immediately shows how this detached cottage blends period character with a modern, sympathetic finish that suits its age. Handmade tiling above the oven adds a real artisan touch, while a smart range of integrated appliances keeps things sleek and practical. The kitchen and adjoining bar area are particularly well appointed, with integrated appliances including two wine fridges, making it ideal for entertaining.

The breakfast area is currently arranged as a bar and has long been the social hub of the home for gatherings with friends and family. Just off the bar there's also a handy ground floor WC, adding everyday convenience. The adjoining conservatory makes a wonderful breakfast room, catching the morning sun and garden views, offering year-round comfort thanks to heating and fitted blinds.

Beyond the kitchen, the hallway, living room and dining room all feature attractive parquet flooring, creating a lovely flow through the main reception spaces. Off the hallway, you'll find a useful study, ideal for home working or a quiet reading room. The living room is centered around a feature fireplace with a log burner providing a warm and cozy atmosphere in the evening further enhanced with the woodland views, while the dining room also enjoys its own feature fireplace, adding warmth and character when entertaining.

Upstairs, the principal bedroom makes the most of lovely woodland views, with an ensuite finished with striking emerald green wall tiles, this space is a real retreat to relax. Bedroom two, also a double benefits from fitted wardrobes and dual aspect with bedroom three offering flexible space for guests, children or hobbies whilst also accommodating a double bed. The family bathroom continue the home's standout styling, with a modern Victorian feel.





























































**Step Outside:**

Outside, the cottage makes an immediate impression with its charming, tucked-away feel and a mix of traditional finishes that show off the character of the building. The main elevation is smartly presented with contrasting dark timber-style detailing, leaded windows and attractive dormers, while the roofline and chimney add to the classic cottage look.

To the rear, the conservatory sits neatly off the house and feels like a natural extension, overlooking a private courtyard-style garden that's ideal for easy outdoor living. The space is largely laid to paving and gravel, creating plenty of room for seating, entertaining and summer barbecues, with planting kept in pots and well-established shrubs for a softer, greener feel without being high maintenance.

The grounds are nicely enclosed with fencing and mature trees beyond, giving a good sense of privacy and seclusion. There's also a lovely sense of character around the outbuildings and boundary walls, which add texture and interest, making the outside spaces feel just as distinctive and inviting as the interior.

To the front, there's the real benefit of off-road parking for several cars, making day-to-day life far easier than you might expect with a cottage of this style.





### About The Area

Gosmore, a quaint village, sits on the southern edge of Hitchin (North Hertfordshire), so day-to-day life here tends to revolve around Hitchin's town-centre amenities. Hitchin offers a broad mix of independent shops, cafés and restaurants, along with the usual supermarkets and services you'd expect from a well-established market town. The village itself and nearby villages offer warm, cozy country pubs and open green spaces.

For commuters, the key draw is Hitchin railway station, which is close by and provides direct rail connections into London as well as services north towards Cambridge (routes and journey times vary by operator and time of day). By road, Gosmore is also well placed for the A1(M), giving practical driving routes both down towards London and up towards Cambridge and the wider region.

Families often look to Hitchin for schooling options too, as the town has a range of state and independent schools (it's worth checking current catchment areas and admissions criteria for any particular address). For fresh air, Hitchin has recognised green spaces and access to countryside walks on its edges, so Gosmore works well if you want a rural-feeling setting with quick access back into town for everything from clubs and classes to parks and weekend coffee stops.





## Ground Floor

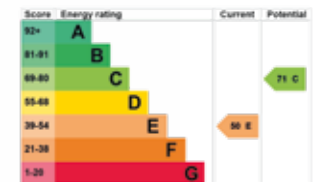


## First Floor



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 PlanIt360.

Council Tax Band: G  
Tenure: Freehold









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