



Hinxworth Place, Hinxworth, Baldock, Hertfordshire. SG7 5HB





4 Bedroom Semi-Detached House

£850,000 Freehold

A very special property steeped in both British historical & cultural significance! Hinxworth Place is a Grade 2* listed, five bedroom semi-detached medieval manor house located on the fringes of the village of Hinxworth, Hertfordshire. The house dates back to the 13th Century and with much of its original features retained, this is a true piece of local history. Most recently the property has been the home and work place of the late great John W. Mills, a world renowned Sculptor who's many notable works can be found around London, Cambridge, Kent and Bedford and as far afield as South Carolina, Massachusetts, Michigan USA and Buenos Aires, Argentina! With an abundance of potential for re-modelling / development subject to the necessary consents, this can only be described as a 'once in a lifetime' opportunity to acquire a true relic of British history and to become part of the cultural legacy of the home & workplace of one of Britain's greatest artists.



- Four bedrooms
- Grade 2 star
- Historic building
- Stunning location
- Original features
- Tons of potential
- Chain free
- EPC rating G. Council tax band G

Ground Floor:**Entrance Porch:**

Glazed inner porch. Door to:

Drawing Room:

Abt. 20' 0" x 21' 2" (6.10m x 6.45m) Window to the front aspect. Inglenook fireplace with wood burner. Doors to kitchen and rear lobby. Opening to:

Dining Room:

Abt. 20' 0" x 11' 4" (6.10m x 3.45m) Windows to the front and side aspects. Serving hatch to kitchen.

Kitchen:

Abt. 12' 1" x 17' 2" (3.68m x 5.23m) Windows to side and rear aspects. Range of wall mounted and base level units with work surface over. Inset sink with drainer. Large pantry cupboard. Space for dishwasher, cooker and fridge/freezer.

Rear Lobby:

Abt. 20' 7" x 12' 3" (6.27m x 3.73m) Windows to the rear aspect. Radiator. Stairs to the first floor. Sliding door to cloakroom. Space for washing machine. External door to rear.

Cloakroom:

Suite comprising WC and wash hand basin.

First Floor:**Bedroom Two:**

Abt. 14' 9" x 11' 5" (4.50m x 3.48m) Window to the rear aspect. Fireplace with stone surround and tiled hearth. Door to bedroom one (not in use).

Bedroom Three:

Abt. 12' 0" x 13' 8" (3.66m x 4.17m) maximum measurements. Window to the rear aspect. Airing cupboard.

Family Bathroom:

Velux window to the front aspect. Radiator. Suite comprising WC, wash hand basin and bath with shower attachment over and curtain.

Second Floor:**Landing:**

Doors to bedrooms four and five.

Bedroom Four:

Abt. 12' 2" x 10' 0" (3.71m x 3.05m) into eaves. Window to the front aspect.

Bedroom Five:

Abt. 14' 5" x 15' 2" (4.39m x 4.62m) Velux window to the rear aspect. Window to front aspect. Built-in wardrobes. Opening to:

Dressing Area:

Walk-in dressing area with hanging rails and shelving.

En-Suite:

Velux window to the rear aspect. Heated towel rail. Suite comprising WC, wash hand basin and shower cubicle.

Outside**Front Garden:****Rear Garden:****Additional Information****Agents Note:**

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

Anti-Money Laundering (AML):

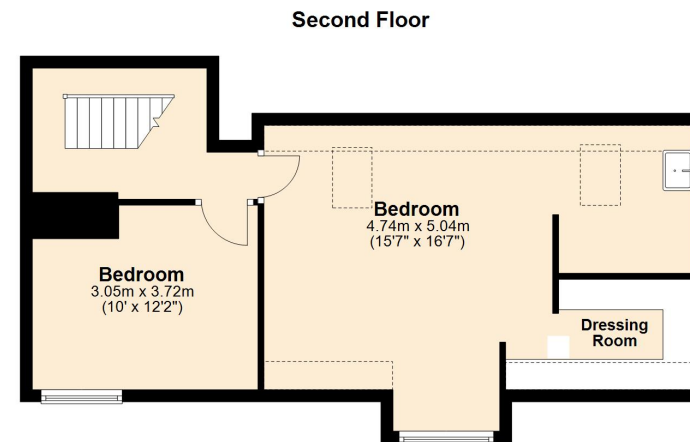
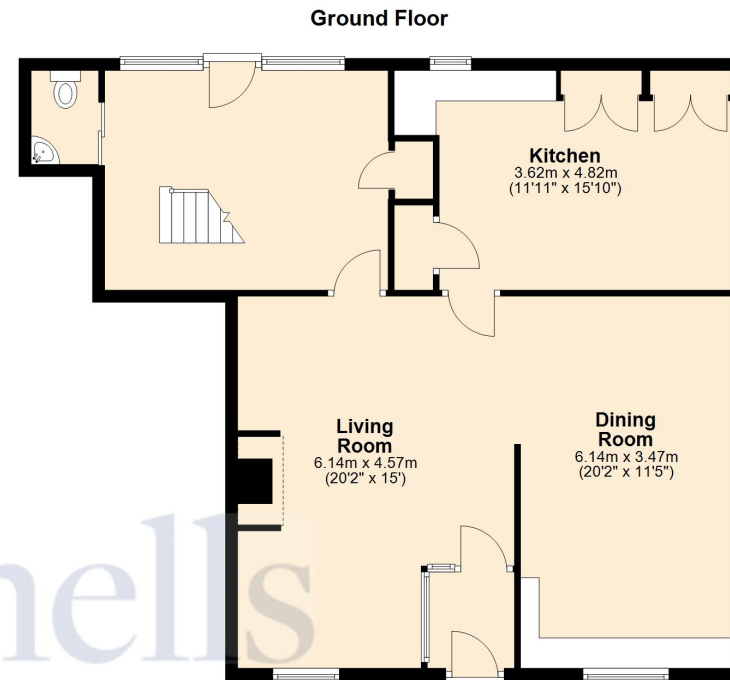
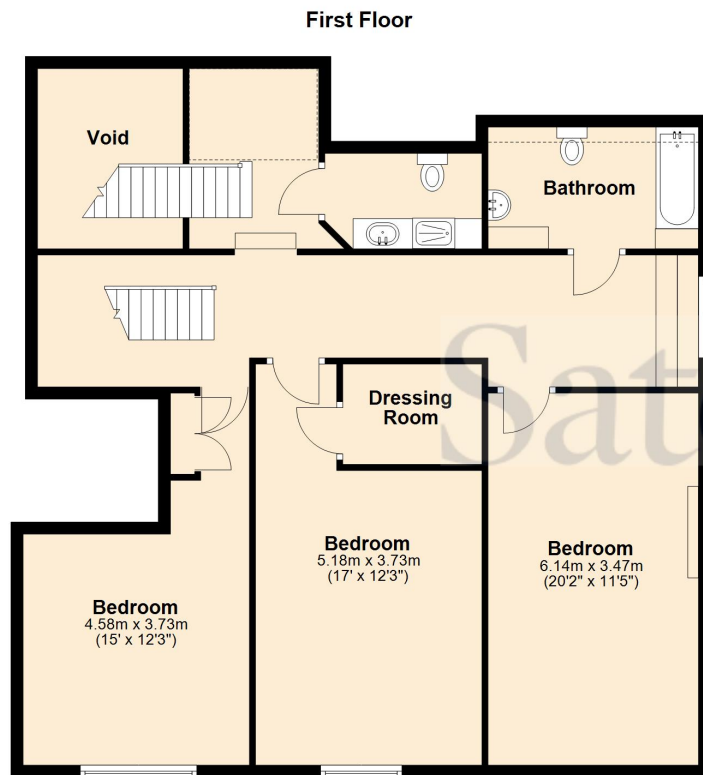
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property,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





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.





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.