



# High Street

Ashwell, Baldock,  
Hertfordshire, SG7 5NW  
£900,000

country  
properties

We are delighted to offer this truly unique Grade II star listed character property, centrally located on the High Street in Ashwell, just a short walk from local amenities. Rarely available, this charming home is ideal for families or those seeking a characterful village lifestyle.

The property is rich in period features, including exposed beams, hardwood and flagstone flooring, an impressive inglenook fireplace, log burner and a traditional AGA, all combining to create a warm and rustic feel throughout.

On the ground floor, a flagstone entrance hall leads to a cosy sitting room with inglenook fireplace and French doors to the garden, along with a spacious open-plan kitchen/dining area featuring the AGA. The main living room is a bright dual-aspect space with hardwood flooring, log burner and French doors opening onto the garden, as well as access to a useful laundry room and cloakroom.

Upstairs, the accommodation is arranged across two sections, offering a principal bedroom overlooking the garden, two further double bedrooms, an additional bedroom, and a family bathroom fitted with a corner bath with shower over, WC and wash hand basin. A generous landing area also provides an ideal space for a home office.

Externally, the property benefits from a wrap-around garden, mainly laid to lawn with mature planting, creating a private and peaceful setting. To the rear is a single garage, two storage sheds, and off-street parking for two vehicles, with further potential to increase parking if required.

#### Location

Ashwell is a highly regarded picturesque village set amidst rolling Hertfordshire countryside. The village is steeped in history with many delightful character properties and the historic St Mary's church in the heart of the village. The village boasts a number of excellent facilities including a renowned bakers, butcher, village store, chemist, dental surgery, doctors surgery and three popular public houses. The village primary school is also highly regarded with connections to local secondary schools. The railway station serving Ashwell and The Mordens is about 1.5 miles from the village centre with services to London Kings Cross and Cambridge.

Anti-Money Laundering (AML): All purchasers will be required to complete an Anti-Money Laundering and financial sanctions check once a sale is agreed (subject to contract). This is carried out by a third-party provider at a cost of £60 (inclusive of VAT) per property, payable by the applicant(s).

- Freehold - Grade II Star Listed - Characterful Cottage
- 4 Bedrooms - 1 Bathroom - 1 Cloak room
- 3 Reception areas - Separate laundry / utility room
- Character features throughout - Truly unique property
- Generous rear garden (corner plot)
- Single garage, storage sheds & allocated off road parking
- Council Tax Band F - EPC Exempt









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

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