



Apple Tree Cottage

19, Sand Lane, Northill,
Bedfordshire, SG18 9AD

Offers in Excess of: £550,000

COUNTRY
properties

'Apple Tree' Cottage is a charming Grade II listed three bedroom thatched country cottage offering a wealth of character and charm, occupying a private plot with generous garden and separate detached barn . Situated in the sought after village of Northhill with only a short stroll to countryside walks and the renowned local pub 'The Crown'

GROUND FLOOR

Entrance Hall

Cupboard housing electric meters - new consumer unit. Tiled flooring. Window to living/dining room. Space for washing machine and tumble dryer. Door into:

Kitchen

10' 8" x 11' 3" (3.25m x 3.43m) A range of wall and base units with solid wood worksurfaces over. Ceramic butler sink. Space for fridge/freezer. Integrated dishwasher. Feature brick recess housing electric range cooker with extractor hood over. Parquet flooring. Exposed wall and ceiling beams. Dual aspect windows with secondary glazing to the front and side. Latch door into:

Living Room

13' 9" x 19' 11" (4.19m x 6.07m) Exposed wall and ceiling beams. Parquet flooring. Brick fireplace with open fire/grate. Electric storage heater. Window and French doors opening onto the rear garden. Step up to stairs rising to first floor with under stairs storage cupboard. Latch door to:

Inner Hall

Window to the entrance hall. Latch doors to shower room and dining room.

Shower Room

Suite comprising shower cubicle, vanity wash hand basin and low level wc. Tiled flooring. Electric heater. Window to side.

Dining Room

8' 11" x 9' 9" (2.72m x 2.97m) Exposed beams. Electric storage heater. Window to side. Multi pane double doors opening into:

Conservatory

7' 4" x 10' 6" (2.24m x 3.20m) Double glazed construction on brick base with wooden beamed roof. Electric storage heaters. Door opening to paved courtyard garden with gated access to parking area.

FIRST FLOOR

Landing

Exposed beams. Window to side. Latch doors into bathroom, bedroom 2 and step up to bedroom 1.



Bedroom 1

9' 10" x 13' 11" (3.00m x 4.24m) Triple aspect windows with secondary glazing. Electric heater. Exposed beams.

Bathroom

Suite comprising panel enclosed bath with mixer tap, vanity wash hand basin and low level wc. Exposed beams. Electric heater. Window to side with secondary glazing.

Bedroom 2

8' 6" x 11' 2" (2.59m x 3.40m) Exposed beams. Window to front with secondary glazing. Built-in wardrobe. Electric heater. Latch door into:

Bedroom 3

10' 10" x 11' 2" (3.30m x 3.40m) Exposed beams. Electric heater. Window to side with secondary glazing.

OUTSIDE

Side/Courtyard Garden

Southerly aspect with path to courtyard garden. External electric socket. Pathway to rear garden and parking area.

Rear Garden

Laid mainly to lawn with various paved patio areas and mature hedge surround.

Detached Barn/Store

Listed barn providing storage with power & light connected. Part divided to provide Log/bin store. Could be converted to provide a home office for those wishing to work from home - subject to any necessary approvals.

Parking

Driveway to the side providing parking for 2 cars. Gated access with pathway providing side access to the cottage.

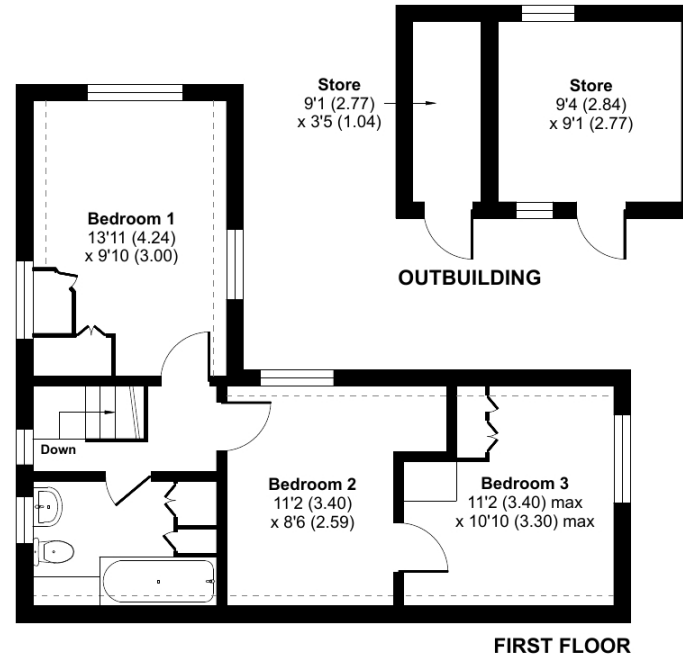
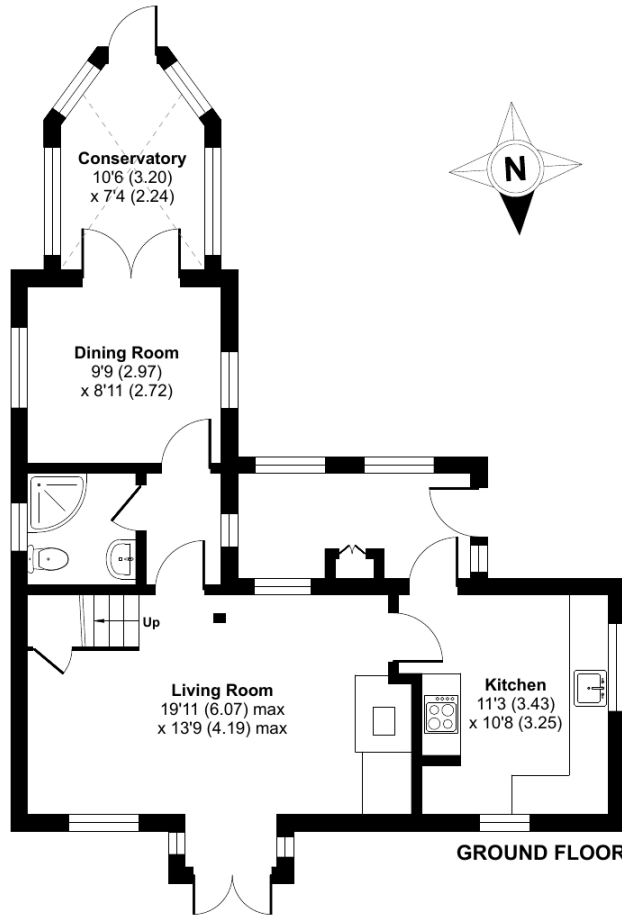
AGENT NOTE:

The vendor informs us Apple Tree Cottage was built in the 1600's and is Grade II listed. Any work carried out at the property would have to adhere to 'Listed Builders Consent'

PRELIMINARY DETAILS - NOT YET APPROVED
AND MAY BE SUBJECT TO CHANGES



Approximate Area = 1082 sq ft / 100.5 sq m
 Limited Use Area(s) = 40 sq ft / 3.7 sq m
 Outbuilding = 117 sq ft / 10.8 sq m
 Total = 1239 sq ft / 115 sq m
 For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1088143

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

Viewing by appointment only

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