



Well Cottage
22 Church Lane | Kimpton | Hitchin | Hertfordshire | SG4 8RR

WELL COTTAGE



Step Inside:

Well Cottage, Kimpton, Hitchin – A Quintessential English Country Home
Nestled in the heart of the picturesque village of Kimpton, Hitchin, Well Cottage is a truly exceptional Grade II listed five-bedroom residence dating back to the 16th Century. Brimming with character and period charm, this historic home has been lovingly restored and maintained by its current owners, blending original features with stylish modern updates to create a warm, inviting, and highly functional family home.

From the moment you step through the door, Well Cottage exudes charm. The bright entrance hall greets you with natural stone flooring and a striking dual fireplace, offering a glimpse of the timeless character carried throughout the home. Just beyond lies a practical utility room and WC.

The living room is both cozy and refined, featuring an exposed brick fireplace with a log burner, perfect for relaxing evenings. A feature bay window invites in natural light while offering delightful views of the garden. The heart of the home is the kitchen/diner, thoughtfully fitted with contemporary units and appliances, complemented by French doors that open directly onto a beautifully landscaped garden—ideal for indoor-outdoor living and entertaining. The adjoining dining room, flooded with light from dual-aspect windows, offers a versatile space, equally suited for formal meals while also providing a separate space ideal as a dedicated home office.

The ground floor master suite is a rare and luxurious feature, showcasing a vaulted ceiling with exposed beams, countryside views, and an elegant en-suite shower room—offering a private and peaceful retreat.

Upstairs, three further generously sized double bedrooms enjoy elevated views across the surrounding countryside. Each room includes fitted or built-in storage, while bedroom two benefits from a private en-suite bathroom. A stylish shower room completes the first-floor accommodation.

Additionally, the current owners have recently converted the first floor of the double garage to create a one bedroom annex complete with bathroom and balcony with hand crafted balustrade overlooking the scenic church adjacent. Ideal for friends and family accommodation or for independent living. For the current owners, this space serves as an income stream via Air BnB.





























Step Outside:

The charm of Well Cottage extends beyond its walls, with beautifully maintained outside spaces that perfectly complement the character and comfort of the home. Set back from the quiet lane, the property offers off-road parking for two vehicles, in addition to a double garage—a practical yet discreet addition, housing the home's heating systems and fully equipped with power and lighting.

To the rear, the garden is a true highlight—mature, landscaped, and thoughtfully arranged, offering a private and peaceful escape. A mix of lush lawn, established borders, and stone pathways create inviting outdoor spaces ideal for relaxing, entertaining, or simply enjoying the changing seasons. French doors from the kitchen/diner open directly onto a generous patio area—perfect for al fresco dining—while the surrounding greenery provides both charm and seclusion.

In addition, a sheltered storage area is neatly positioned at the rear of the property, providing convenient space for garden tools, bicycles, or outdoor equipment, without compromising the clean aesthetic of the grounds.

Framed by countryside views and nestled in the heart of one of Hertfordshire's most picturesque villages, the outdoor setting of Well Cottage perfectly captures the essence of English country living—peaceful, practical, and effortlessly beautiful.





About the Area:

Tucked away in the rolling countryside of North Hertfordshire, the village of Kimpton is a picture-perfect rural retreat, brimming with community spirit and historic charm. Characterised by its quaint cottages, 12th-century parish church, and vibrant village green, Kimpton offers a peaceful, semi-rural lifestyle while remaining well-connected to neighbouring towns and transport links.

At the heart of the village is a strong, active community with an excellent primary school, welcoming pub, village shop, and a host of local events—including the popular Kimpton May Festival, a celebrated annual tradition that brings residents and visitors together in true village style.

Nature lovers will enjoy immediate access to countryside walks, bridleways, and open spaces, with the Chiltern Hills Area of Outstanding Natural Beauty just a short drive away. Despite its rural charm, Kimpton is remarkably well-positioned for commuters. Harpenden, St Albans, and Hitchin are all within easy reach, offering fast and frequent rail services into London St Pancras and King's Cross. The A1(M) and M1 are both nearby, while Luton Airport is conveniently accessible for international travel.

Whether you're seeking a quiet country escape, a welcoming family setting, or a base that balances heritage and convenience, Kimpton offers the best of all worlds—a truly timeless village with modern connectivity.







Council Tax Band: G
Tenure: Freehold

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	52 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate 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 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. Printed 15.07.2025





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