



Bancroft

Hitchin,
Hertfordshire, SG5 1NB
O.I.E.O £735,000

COUNTRY PROPERTIES

PART OF HUNTERS

The Gatehouse is a three double bedroom cottage dating back to the early 1400's. Recognised as being one of the earliest surviving properties remaining in the town, this superbly presented home had a complete scheme of renovation in 2009. A testament to the period, the standout Grade II* listed timber framed building has an interesting history, once protecting the market town of Hitchin from foe. Originally known to be a hall house in design, subsequent additions have been added to give it the functionality it possesses today, as a cottage. Features include oak beams and doors, an open plan kitchen/dining room, secure off street parking and a courtyard garden. The Gate house proudly proclaims Mr Ransom's association here as the founder of the earliest independent pharmaceutical company in 1846 who since had a local school named after him.

The accommodation offers a large entrance hall with cloakroom and storage that flows through and leads to a rear entrance lobby, utility room and stairs that lead down to the basement. The main accommodation on this floor is a wonderful bay fronted living room with inglenook fireplace and a kitchen/dining room with ample work surfaces. On the first floor there are two large bedrooms, a family bathroom and additional shower room. The second floor houses the third bedroom. Outside there is a gated communal entrance leading to the rear of the property which offers two parking spaces and a courtyard cottage garden.

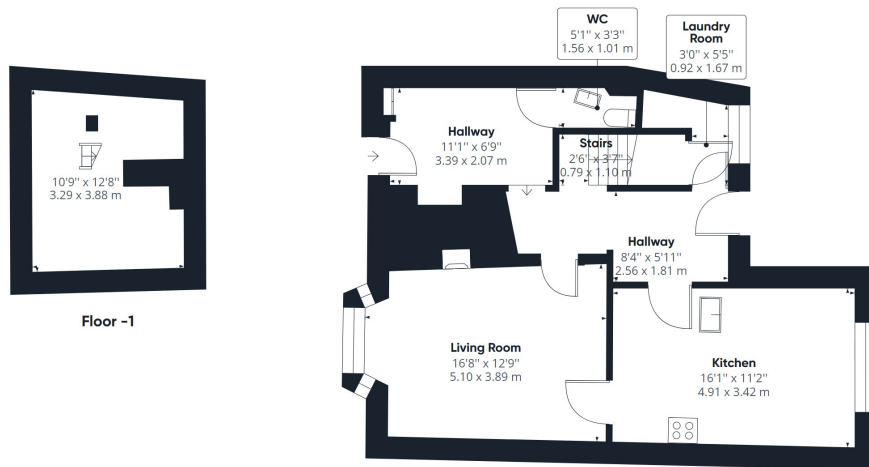
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

- One of the earliest surviving properties in the Town Centre dating back to the 1400's
- Over 1500 sqft of accommodation distributed over four floors
- Off-road parking for two cars and courtyard cottage rear garden
- Wonderful living room with Inglenook fireplace
- 0.7 mile, 17 mins walk to Hitchin Train Station (as per Google Maps)
- No onward chain









Floor -1

Floor 0



Floor 1

Floor 2

Approximate total area⁽¹⁾

1587.18 ft²
147.45 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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