



9, Mill Street

Ashwell, Baldock,
Hertfordshire, SG7 5LY
£625,000

country
properties

A charming and deceptively spacious 3 bedroom character cottage located in the heart of Ashwell having been completely refurbished by the current owners in recent years. Located on Mill Street with part of the building dating back to 1887 and steeped in local history, this wonderful home now offers the space and specification of a modern home with the character, charm and quirkiness of an 18th Century period cottage. With a delightful and very private walled rear garden, stunning views over the church and real sense of style and design throughout, this fabulous family home must be seen in person to be fully appreciated.

- Completely renovated by current owners in 2018
- Stunning 28ft fully fitted kitchen with integral appliances
- Upstairs family bathroom and downstairs wet room
- 3 good size bedrooms (2 generous doubles and a large single)
- Wonderful character features
- Light and airy throughout
- Ceiling speakers in every room & nest heating system
- Beautiful walled rear garden and yard with views of the church



Ground Floor

Entrance

Entrance door to:

Study/Snug

13' 0" x 9' 1" (3.96m x 2.77m)

Sash window to the front aspect, radiator, wrought iron fireplace with timber surround and stone heath, door to:

Inner Hallway

Coat/shoe storage cupboard, under stairs storage cupboard, door to lounge and shower/wet room.

Shower/Wet Room

WC, wash hand basin, heated towel rail, shower with screen and fully tiled splash backs.

Lounge

18' 6" x 11' 9" (5.64m x 3.58m)

Three sash windows to the side aspect and a further window to the side aspect, two radiators, stairs to the first floor, sliding door to:

Kitchen/Diner

28' 1" x 10' 7" (8.56m x 3.23m)

Four Velux style windows to the side aspect, range of wall mounted and base level units with marble work surface over, inset sink with drainer, integral dishwasher, fridge/freezer, washing machine and tumble dryer, double oven with microwave and grill, induction hob with extractor over, built in seating with storage under, external door to the side aspect, French doors onto the rear garden.

First Floor

Landing

Velux style window to the side aspect, radiator, built in storage cupboards, doors to:



Bedroom One

10' 8" x 11' 9" (3.25m x 3.58m)
Sash window to the side aspect,
radiator, built in wardrobes.

Bedroom Two

12' 5" x 12' 5" (3.78m x 3.78m)
Sash window to the side aspect,
further window to the side aspect
and Velux style window to the side
window to the side aspect, two
radiators, vaulted ceiling.

Bedroom Three

17' 0" x 6' 3" (5.18m x 1.91m)
Sash window to the front aspect,
window to the rear aspect, radiator.

Family Bathroom

Sash window with side aspect, WC,
wash hand basin, heated towel rail,
bath with shower attachment and
screen.



External

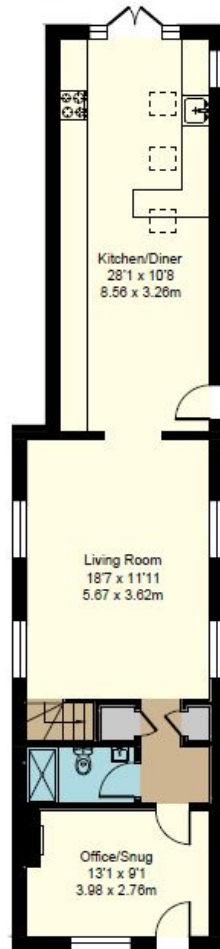
Rear

Walled rear garden, laid to lawn measuring approx. 38ft x 20ft with shingled seating/BBQ areas, timber storage shed, secure gated side access with pathway leading to the front and sheltered storage at the head.

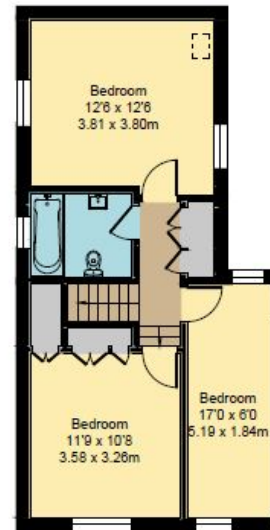




Ground Floor
Area: 71.4 m² ... 770 ft²



First Floor
Area: 49.5 m² ... 533 ft²



Total Area: 121.0 m² ... 1303 ft²
All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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