

Old Church House

HOLWELL

Hertfordshire

SG5 3SN

- 17th Century grade II listed property
- Character detached family home
- Five bedrooms and three bathrooms.
- Two sitting rooms and a dining room.
- Kitchen/breakfast, conservatory, study and utility.
- Double Garage with room above and large driveway.
- Large enclosed gardens and patio area
- Exposed beams and inglenook fireplaces
- Fabulous main living room with doors onto the garden
- Great views over countryside
- Peaceful location

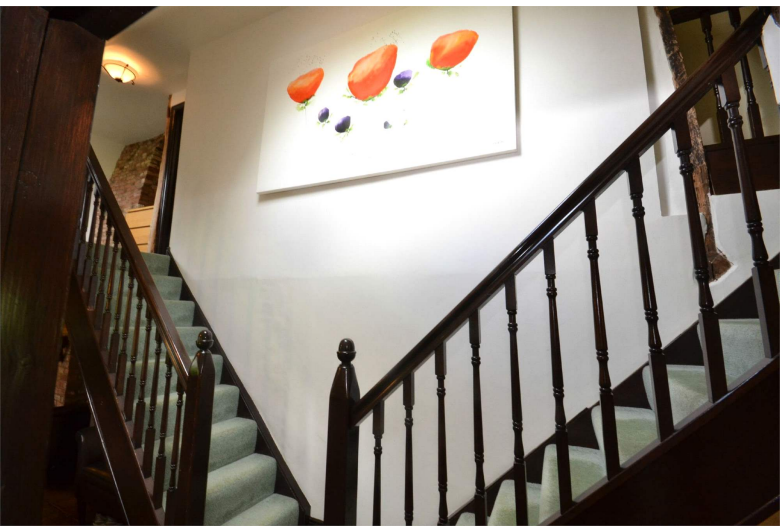
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A fabulous detached grade II listed home dating back to the 17th century but completely modernised throughout. The property offers spacious accommodation with a wealth of character.

Ground Floor

Reception Hall

Split staircases to first floor, built in storage cupboard, tiled floor

Drawing Room

13' 5" x 12' 8" (4.09m x 3.86m)

Brick open fireplace with raised hearth, radiator, double glazed windows and doors

Dining Room

16' 6" x 8' 10" (5.03m x 2.69m)

Open fireplace with hearth, exposed beams, window and casement door to garden

Study

9' 6" x 8' 1" (2.90m x 2.46m)

Double glazed window to side

Family Room

24' 8" x 16' 1" (7.52m x 4.90m)

Inglenook style fireplace with cast iron hood and quarry tiled hearth, exposed beams, double glazed window and door to garden

Kitchen

12' 7" x 10' 9" (3.84m x 3.28m)

Fitted with a comprehensive range of wall

and base cupboards, Butler sink inset into granite work surface. Range style cooker with concealed extractor hood over, NEFF microwave, two integral fridges, integrated dishwasher. Ceramic tiled walls and tiled floor, double glazed window to front

Breakfast Room

9' 10" x 6' 6" (3.00m x 1.98m)

Fitted with a range of cupboards with work surface over, double glazed windows to front and rear

Utility

9' 6" x 6' 11" (2.90m x 2.11m)

Fitted with a range of base units, larder style cupboard and granite work surfaces. Butler sink unit, tiled floor, double glazed window to front

Conservatory

18' 2" x 10' 1" (5.54m x 3.07m)

Double glazed to three aspects with quarry tiled floor with under floor heating

Cloakroom

High level w.c., vanity unit with inset wash hand basin, heated towel rail, double glazed window to front

First Floor

Master Bedroom

13' 3" x 13' (4.04m x 3.96m)

Brick fireplace, storage recess. exposed timbers, double radiator, double glazed window to front

En suite

Refitted with a white suite comprising roll top claw foot bath, separate shower cubicle, vanity unit with inset wash hand basin with marble top and cupboard under. Bidet and low level w.c. Built in storage cupboards, water softener, double glazed window to side

Dressing Room

6' 8" x 6' (2.03m x 1.83m)

Built in wardrobe, radiator, double glazed window to side

Bedroom Two

13' 10" x 11' 4" (4.22m x 3.45m)

Radiator, windows to side and front

En Suite Shower Room

Fitted with fully tiled shower cubicle with Aquastream shower, wash hand basin, low level w.c., heated towel rail, tiled walls

Bedroom Three

12' 10" x 10' 11" (3.91m x 3.33m)

Radiator, windows to side and rear

Bedroom Four

16' x 8' 10" (4.88m x 2.69m)

Exposed timber beams, radiator, window to rear

Bedroom Five

8' 3" x 7' 10" (2.51m x 2.39m)

Access to loft space, radiator, window to side

Family Bathroom

White suite comprising bath with shower over, pedestal wash hand basin, low level w.c., window to side

Outside

Gardens

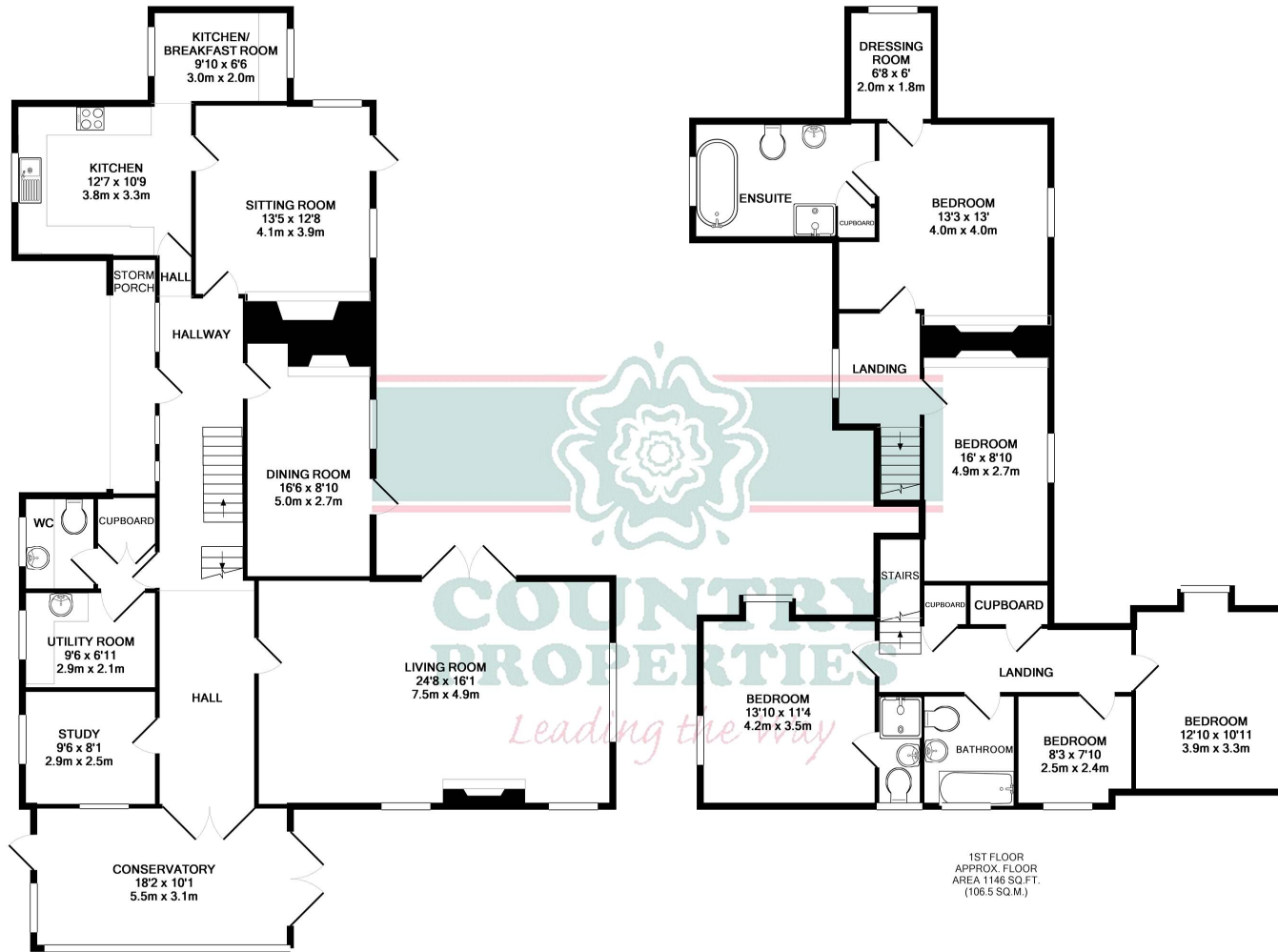
Old Church House has extensive mature bordered gardens to front and rear (south-facing) with a variety of fruit trees, large paved patio areas and summerhouse plus separate kitchen garden and greenhouse

Double Garage

With adjacent carport, store and studio room over







GROUND FLOOR
APPROX. FLOOR
AREA 1611 SQ.FT.
(149.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1146 SQ.FT.
(106.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2757 SQ.FT. (256.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E	52	66
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E	54	69
(21 to 38)	F		
(1 to 20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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