



Pembroke Road, Baldock Offers in Excess of £475,000

Character that works day to day - fireplaces, sash feel and proper room sizes give warmth without losing practicality. It's cottage in mood, not small in reality | Two living spaces - one for fires-on, feet-up evenings, the other linking to the kitchen so hosting stays easy and conversations don't stop when supper starts | Kitchen-diner built for real life - daylight from rooflights, room for a proper table and doors to the terrace so mid-week meals can drift outside when the weather plays ball | Utility run and a downstairs loo - clutter, laundry and life's admin kept out of the main spaces so the sociable areas stay calm and usable | Top-floor bedroom with its own shower room - privacy for guests, independence for an older teen or a quiet WFH zone when you need separation | First-floor bathroom that suits routines - quick morning showers when the house is on the go, long evening soaks when it isn't | Honest extra space below stairs - the original cellar is spot-on for wine, collections or a hobby bench, so you don't sacrifice cupboard space upstairs | Wider, wrap-around plot - lawn for play, a terrace by the kitchen for easy hosting and a greenhouse for anyone who likes to grow. Gated side access keeps bikes and bins out of sight | Got a car - park on the drive and unload straight to the door. No circling, no juggling the weekly shop | Town-and-travel made simple - walk to the High Street, pubs and festivals; trains to King's Cross and Moorgate with Thameslink for Gatwick and Heathrow; north to Cambridge and Peterborough; A1(M)/A505



Character. Space. Town-Centre Life. If you like older homes with proper room sizes and a garden you'll actually use, this one hits the brief. Late-Victorian/early-Edwardian bones, bedroom space over two floors, plus the original cellar for the wine, the collections or a model railway. It's cottage in feel, not small in reality, with a wide plot that wraps from the side to the rear.

The front room is for fires-on, feet-up evenings - a classic sash window, a handsome fireplace and room for big, comfortable furniture.

The second reception isn't an afterthought - it's the social hub. It links straight through to the kitchen so conversations don't stop when supper starts, there's a log burner for winter weekends, built-in storage for the board games, and the stair down to the cellar when you need extra stashing space.

Cooks will like the kitchen/diner - tiled underfoot, daylight from twin rooflights, and an honest amount of worktop so prep doesn't fight for space with the coffee machine. It's open to the reception for easy entertaining, there's room for a proper table, and doors out to the terrace mean weeknight meals can drift outside without any fuss.

A utility run sits to one side to keep laundry and kit out of the main action, and there's a downstairs loo for obvious, everyday convenience.

When it's time to recharge, the first floor gives you two restful doubles with original fireplaces and a simple, tidy bathroom - morning showers when the house is on the go, long soaks at the end of the day when it isn't.



Up again and the loft room works brilliantly as a private main or guest space with its own shower room - perfect for older teens, visiting family or a quiet work-from-home zone with separation when you need it.

The cellar hasn't been tanked, so we're calling it what it is - dry, useful extra storage and a great spot for wine or a hobby bench.

Outside, the side-to-rear garden is wider than you expect this close to the High Street - a level lawn for play, a greenhouse if you like to grow, and a terrace by the kitchen that makes hosting easy. Gated side access keeps bikes and bins out of sight.

Got a car? The driveway is right at the door, so the weekly shop goes straight in.

Who it suits - anyone starting again, stepping down from a big detached place but not wanting to shrink life, or buying a first proper home with room to grow. Solid build, character detail, sensible layout and a location that lets you walk to everything.

Baldock on your doorstep - An historic market town with a proper High Street - indie coffee, an award-winning butcher, pubs and micro-pubs, plus the Baldock Festival in May and the Charter Fair in October.

Countryside walks and Weston Hills are close. Walk to Baldock station for regular trains to King's Cross and Moorgate, with Thameslink through Farringdon for Gatwick and the South Coast at Brighton, and north to Cambridge and Peterborough.

Heathrow is straightforward via the Elizabeth line at Farringdon. By road the A1(M) and A505 are handy. Luton Airport - 30 mins and Stansted - 45 mins by car, traffic depending. Primary and secondary schools are nearby, so pick-up and clubs stay easy.

If character, space and a walk-to-everything location are on your list, Pembroke Road could be the one - come and have a look.



| ADDITIONAL INFORMATION

Council Tax Band: C

EPC Rating: TBC

| GROUND FLOOR

Living Room: Approx 19'9" x10' 9" (4.19m x 3.28m)

Kitchen: Approx 13'11" x 11'6" (4.25m x 3.50m)

Sitting Room: Approx 12' 3" x 10' 0" (3.79m x 3.05m)

Utility Room: Approx 8' 6" x 5' 10" (2.58m x 1.78m)

Downstairs toilet: Approx 5' 10" x 2' 11" (1.78m x 0.88m)



| FIRST FLOOR

Bedroom One: Approx 16' 2" x12' 7" (4.92m x 3.84m)

En-Suite Shower Room: Approx 8' 9" x 2'10" (2.67m x 0.87m)

Bedroom Two: Approx 10' 9" x 10' 1" (3.28m x 3.08m)

Bedroom Three: Approx 10' 0" x 10' 0" (3.06m x 3.06m)

Bathroom: Approx 8' 11" x 5' 10" (2.73m x 1.78m)



| OUTSIDE

Off road parking to front

Basement

Approx. 21.9 sq. metres (236.7 sq. feet)

Ground Floor

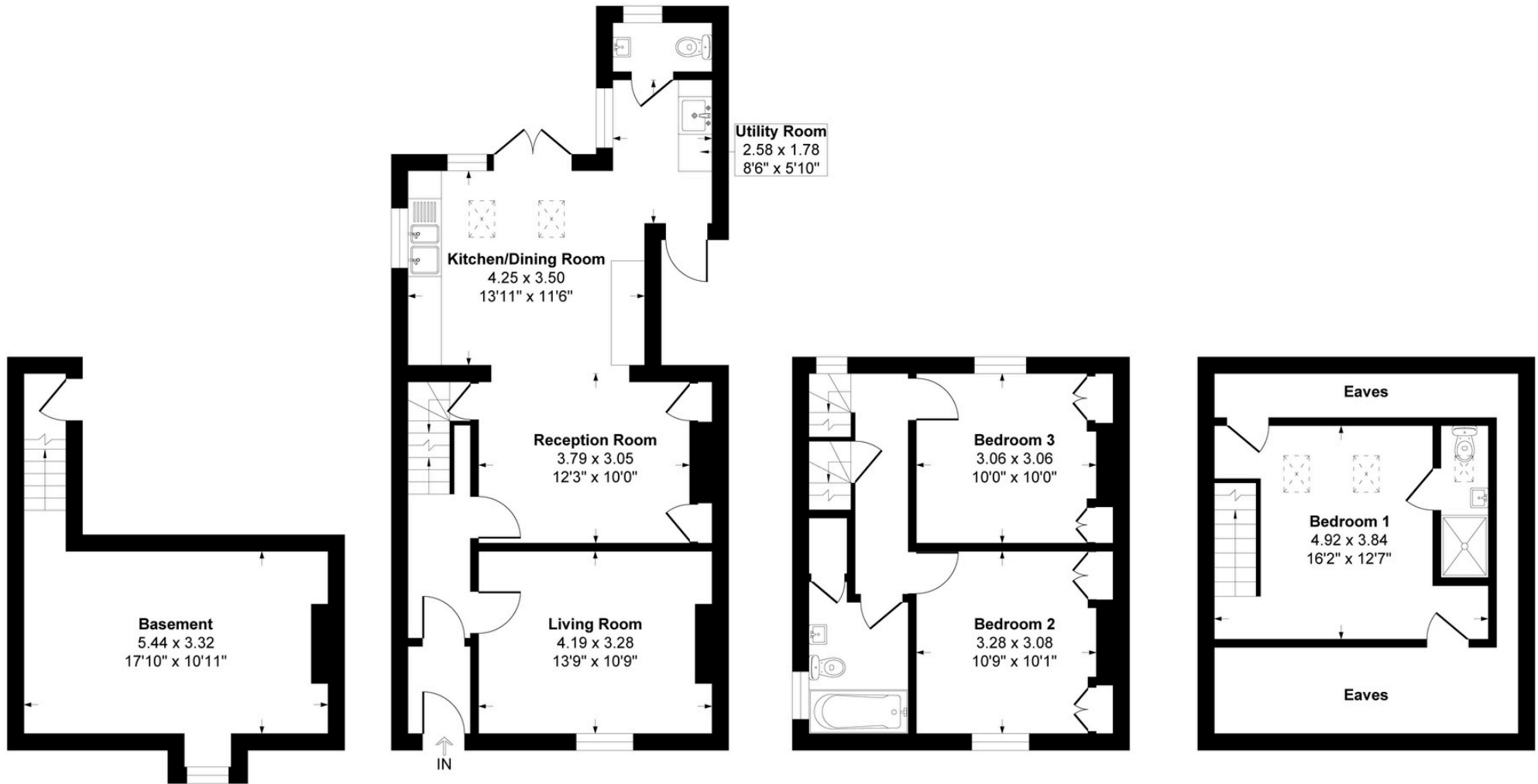
Approx. 56.0 sq. metres (603.3 sq. feet)

First Floor

Approx. 35.3 sq. metres (380.8 sq. feet)

Loft

Approx. 18.8 sq. metres (203.3 sq. feet)



Total area: approx. 132.3 sq. metres (1424.3 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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