



Apple Tree Cottage

81, Hillfoot Road, Shillington, Hitchin,
Bedfordshire, SG5 3NS

O.I.E.O £270,000

country
properties

Built in the 1800's, 'Apple Tree Cottage' is a delightful 2 bedroom CHAIN FREE cottage located within the highly sought after village of Shillington on the Herts/Beds border. Close to lovely countryside walks and traditional pubs this popular location is also a short drive to the vibrant market town of Hitchin for rail links into London.

- Ideal first time buy or investment purchase with a potential rental income of £1,200 pcm
- Living room with feature fireplace and inset wood burning stove
- Downstairs bathroom
- Gas radiator central heating and double glazed windows
- South westerly courtyard garden plus further large offset fully enclosed garden
- Short drive to the bustling market town of Hitchin with many shops, bars, cafes and restaurants

Ground Floor

Living Room

11' 7" x 11' 7" (3.53m x 3.53m) Enter via front door leading into living room. Feature brick built fireplace with log burning stove. Double glazed window to front. Opening leading to kitchen.

Kitchen

6' 3" x 11' 6" (1.91m x 3.51m) A range of base units with solid wood worksurfaces and tiled splashbacks. Inset ceramic sink with drainer and swan neck tap over. Electric oven with electric hob. Space and plumbing for dishwasher. Space for fridge freezer. Quarry tile flooring. Double glazed window to rear aspect. Stairs leading to first floor. Opening leading to Inner lobby

Inner Lobby

Ceramic tiled flooring. Cupboard with space and plumbing for washing machine. Part Glazed door to rear courtyard. Door to bathroom.

Bathroom

Three piece suite comprising panel enclosed bath with electric shower over. Pedestal wash hand basin, low level wc. Ceramic tiled flooring. Cupboard housing gas boiler. Obscure double glazed window to side.



First Floor

Landing

Doors leading to bedroom 1 & bedroom 2.

Bedroom 1

10' 7" x 11' 8" (3.23m x 3.56m) Double glazed window to front. Built-in wardrobes. Radiator. Access to loft.

Bedroom 2

7' 2" x 8' 10" (2.18m x 2.69m) Double glazed window to rear. Radiator.

Outside

Courtyard Garden

Paved area to rear. Further area laid to lawn enclosed by fencing. Stepping stone pathway leading to further off set garden. IP rated outside electric socket' in the garden.

The vendor informs us there is a shared pedestrian access for the neighbouring properties.

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

Off Set Garden

Large south westerly aspect lawned garden enclosed by timber fencing with mature shrubs and trees. Gated access through garden for no83 & 75 to access their gardens.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

Agents Note

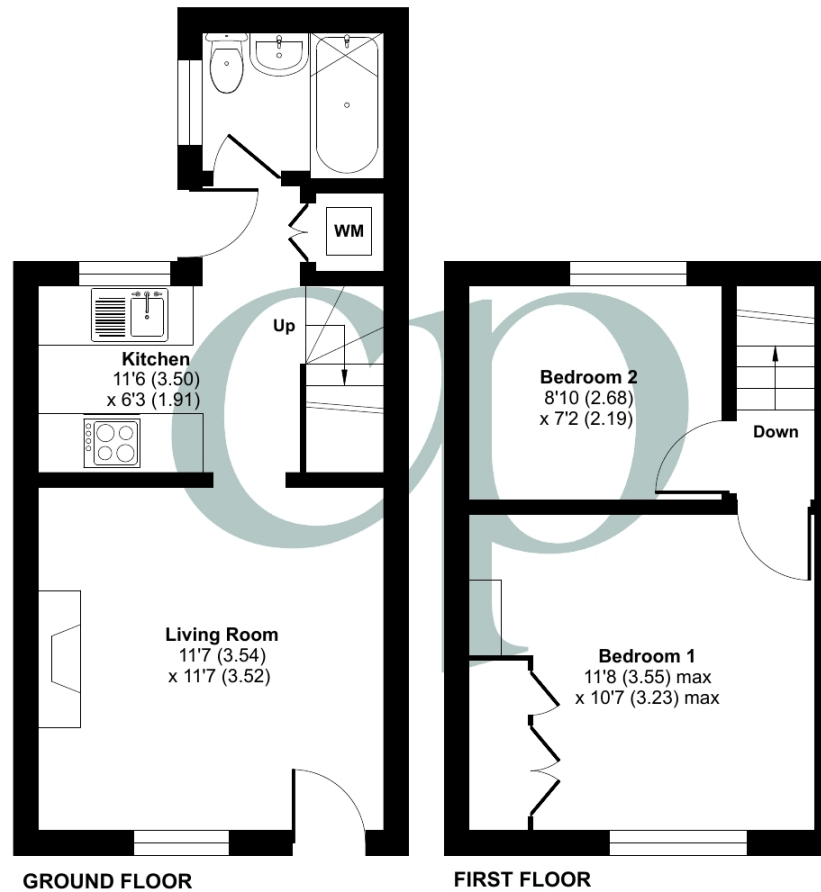
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



Approximate Area = 478 sq ft / 44.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1283922

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

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

www.country-properties.co.uk

country
properties