



# Live & Let Live Cottage

Fore Street, Weston, Hitchin,  
Hertfordshire, SG4 7AS

£1,250,000

country  
properties



Nestled in the heart of Weston, just moments from Baldock, Live & Let Live is a truly remarkable period thatched cottage that seamlessly blends historic charm with modern convenience. Dating back to the late 1500s, this exceptional home has been meticulously restored by the current owners, preserving its rich heritage while creating a warm and welcoming family residence full of character and timeless appeal.

Approached via a gravel driveway and brick pathway, the property sits attractively set back from the road behind a lawned frontage. The charm and individuality of this impressive detached thatched cottage are immediately apparent, offering a wonderful first impression that perfectly reflects the quality and character found within.

Upon entering, you are greeted by a sense of understated elegance and authenticity. The ground floor is arranged around a grand entrance hall which provides access to two beautifully proportioned reception rooms, a generous kitchen/dining area, two separate studies, and a utility/cloakroom. This versatile layout offers an excellent balance of space for family living, entertaining, and home working. Throughout the home, original features abound, including a magnificent restored inglenook fireplace, exposed timbers, and period detailing, all contributing to a calm and atmospheric interior that combines historic character with modern-day comfort.

The first floor is thoughtfully arranged across two distinct wings. Accessed via a staircase from the main sitting room is a spacious double bedroom with its own private bathroom fitted with a three piece suite, making it ideal as a secluded guest suite or accommodation for older children. The second staircase, rising from the entrance hall, leads to the principal bedroom, which enjoys views over the garden along with built-in storage. Two further bedrooms, currently arranged as single rooms with fitted furniture, are generously sized and can comfortably accommodate double beds if desired. This wing is served by a well-appointed family shower room comprising a modern three piece suite.

Externally, the property continues to impress. The generous garden features a paved patio area and formal lawns, with a sweeping pathway running the full length of the house and leading to a large fully self-contained office ideal for running a small business, working from home, or as a games room or home gym. To the front of the property, an oversized garage with boarded loft space provides excellent storage or additional parking.

In summary, Live & Let Live is a truly special home offering rare historic charm, exceptional versatility, and modern practicality in an enviable village setting. A must-see for buyers seeking a distinctive and characterful property.

Agent's Notes: Timber-framed Grade II Listed thatched property situated within the catchment areas for both Hitchin and Baldock schools

- Beautiful village location
- 4 Bedrooms - 2 Bathrooms - 1 Cloakroom
- Grade II Listed - Beautifully presented throughout
- Free Hold - Detached Thatched Cottage - Council Tax Band F



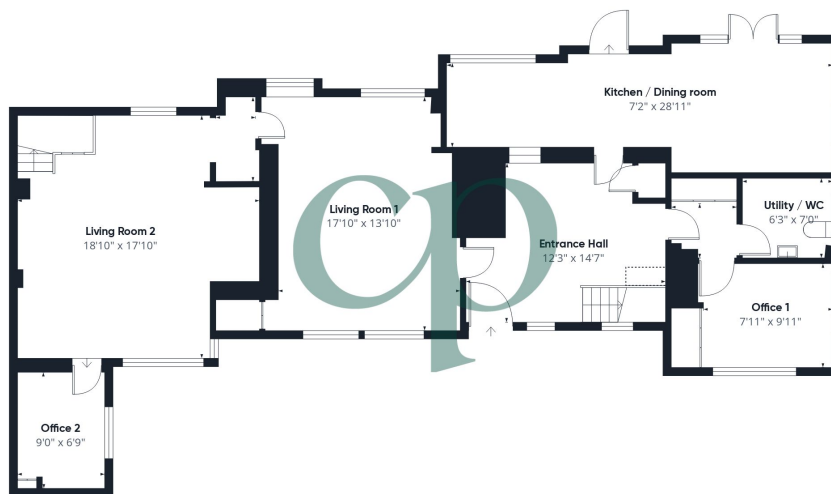




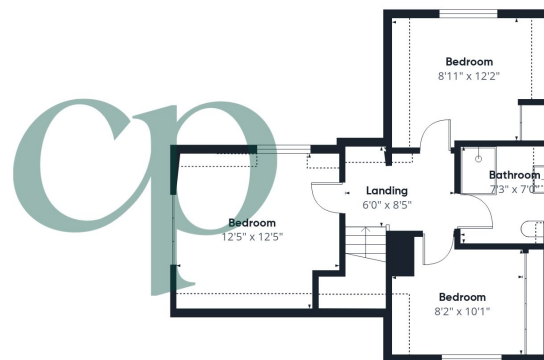








Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
1917 ft<sup>2</sup>

**Reduced headroom**  
134 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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