# Ransom's Yard

**Bancroft, Hitchin,**
**Hertfordshire, SG5 1NB**
**Guide Price £600,000**

COUNTRY PROPERTIES
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Ideally situated for the convenience of town centre living. A characterful house combining the best of unique period features with the flexibility of modern open plan living. Located within a friendly mews community, with secure parking and just a short walk to local shops and cafes.

- Private gated development with a strong sense of community
- Three bedroom character property
- Beautifully presented south facing mews house with Grade II listed frontage
- Open plan kitchen, dining and living space
- Character features throughout with exposed beams and dual aspect leaded windows giving plenty of light
- Lower ground floor offering an additional bedroom space, a home office or an entertainment area
- Solid oak doors throughout
- Allocated parking with space for outside storage
- Ideal for a downsizing professional or as a lock up and leave property
- 0.6 miles, 13 min walk to Hitchin train station (as per Google maps)

## Ground Floor

### Entrance Hall

Rustic slate tiled floor with stairs leading to first floor landing. Under stairs storage cupboard. Leads through to the open plan living and dining space.

### Cloakroom

Slate tiled floor with white two-piece suite. Toilet and wash hand basin with chrome mixer tap.

### Living/Dining Room

21' 03" x 15' 03" (6.48m x 4.65m)
A light open plan living and dining space with substantial exposed beams, a wattle and daub style split oak feature wall and windows to the front. Leading on to the kitchen.

### Kitchen

15' 06" x 10' 06" (4.72m x 3.20m)
An open plan space with a ceramic tiled floor and exposed beams. Providing a range of fitted floor units under granite worktops. Window to the front set above an inset sink with mixer tap. Integrated appliances include Siemens electric oven with gas hob and extractor over; combined grill and oven; combined microwave and oven. Plus integrated fridge; freezer; dishwasher; and washing machine. Single wall unit housing a combi boiler.

### Inner Hallway

With an external door and windows facing to the rear. Stairs lead down past a built in display unit to the lower ground floor.

## Lower Ground Floor

### Office/Home Cinema/Bedroom Three

28' 11" x 11' 07" (8.81m x 3.53m)
Currently being used as a home office, cinema room and guest bedroom. This more contemporary space has Amtico flooring, an under stairs storage cupboard and two windowed fire escapes to the front.

This flexible living area could provide an additional bedroom or studio space. Original floor plans show this space divided into two rooms but the developers opted to keep it as one.

## First Floor

### Landing

Carpeted staircase with wooden banister. Leading to a windowed corridor with exposed beams.

### Bedroom One

21' 07" x 16' 00" (6.58m x 4.88m)
High ceiling space, with a substantial central oak cross beam and timber frame detailing. Five windows to the front and rear provide plenty of light.

### Bedroom Two

12' 00" x 9' 11" (3.66m x 3.02m)
A high ceiling room with wooden ladder leading up to a mezzanine sleeping area. Built in study area and bookcase. Window to the front.

### Bathroom

White four piece suite with chrome fittings. Comprising a bath; separate shower cubicle; vanity unit with inset basin. Wall mounted mirrored cabinet. Frosted window to the front.

## Outside

### Front Garden

A block paved communal space with established plants and shrub borders. Alongside allocated parking for residents there is plenty of room to relax outside and for children to play safely. Often used by residents for communal barbeques and other social events. Some residents elect to manage the planted areas immediately adjacent to their properties whilst others leave this to garden maintenance.

Seating area adjacent to a planted flower bed running the length of the property with alliums, crocosmia, grasses, herbs, salvias, and a purple flowered wisteria covering the front of the property. Outdoor tap.

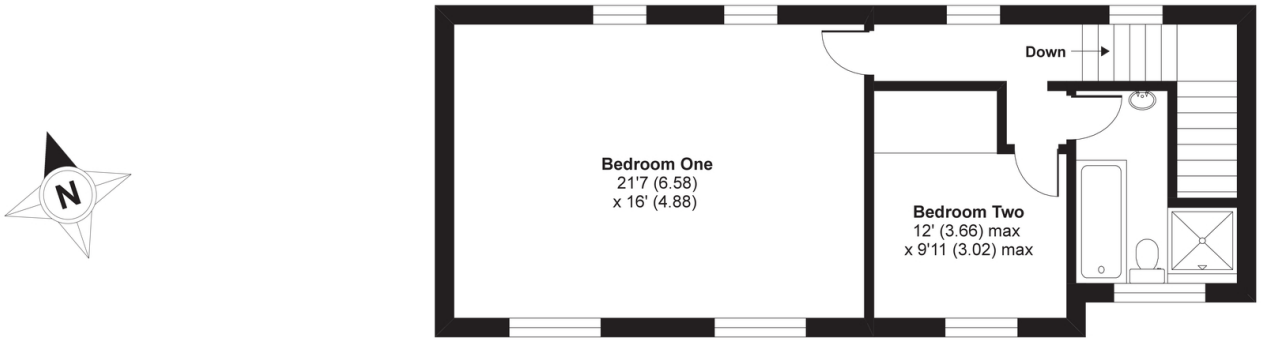
### Rear Garden

Planted bed with grasses running the length of the property. Access to William Ransom Way and local shopping amenities.

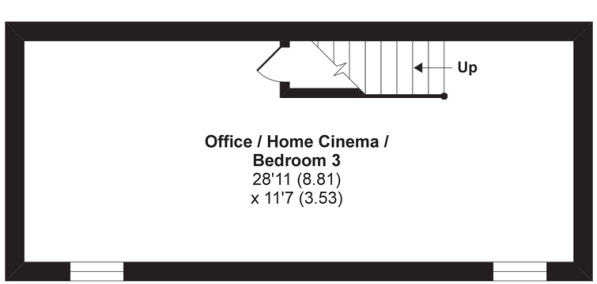
### Parking

One allocated parking space with room for bicycle storage.

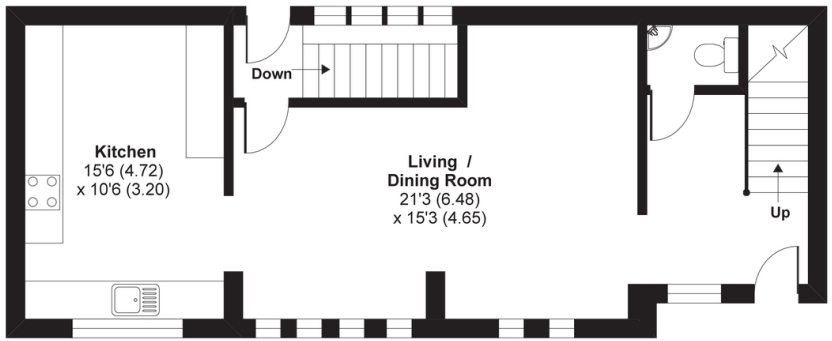
APPROX. GROSS INTERNAL FLOOR AREA 1586 SQ FT 147.3 SQ METRES




FIRST FLOOR




LOWER GROUND FLOOR




GROUND FLOOR

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## Viewing by appointment only

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