



Laburnum Cottage

West Street, Lilley, Luton,
LU2 8LN

Guide Price £550,000

country
properties

Nestled in the heart of the charming village of Lilley, Laburnum Cottage is a truly enchanting Grade II listed detached thatched home. Rich in history and character, this unique property offers a rare opportunity to own a piece of English heritage, beautifully preserved and thoughtfully maintained.

Step inside and you'll be greeted by a welcoming entrance hallway, leading to a series of well-proportioned rooms that blend period charm with everyday practicality. The living room is a standout feature, boasting a bay window that floods the space with natural light and an Inglenook fireplace with log burner that creates a warm and inviting atmosphere. The dining room offers an elegant setting for entertaining, while the study/snug provides a quiet retreat. The kitchen is full of country charm and is complemented by a utility space for added convenience. A downstairs W.C completes the ground floor layout.

Upstairs, the property features two spacious bedrooms, with the second benefiting from fitted wardrobes and a third room adjoining it. The large family bathroom is well appointed with a four piece suite. The landing space offers fitted cupboard space for storage. Additional features include a cellar, ideal for storage, boiler house and tool store, and a detached double garage with an inspection pit and a driveway that accommodates several vehicles.

Outside, the private and enclosed rear garden enjoys a southerly aspect, making it a sun-drenched haven for outdoor living, gardening, or simply relaxing in peace and privacy as well as a separate courtyard space. With its thatched roof, exposed beams, and period detailing, Laburnum Cottage is a home of timeless beauty. Its Grade II listed status ensures its architectural significance is protected, offering a lifestyle steeped in tradition and charm.

Lilley Village is within the Chilterns area of outstanding natural beauty offering a range of countryside walks. There is easy access to Hitchin and Luton mainline stations and to M1 and A1(M). Facilities include one public house, village hall, cricket field, church and bus service. Hitchin has many bars and restaurants as well as the highly regarded Hitchin Boys and Girls Schools.

- Grade II listed period home
- 2/3 bedroom detached
- Desirable countryside location
- Three reception rooms
- Period features throughout
- Southerly aspect rear garden
- Double garage with driveway parking
- 4.1 miles, 14 mins drive to Hitchin town centre (as per Google maps)
- 4 miles, 10 mins drive to Hitchin train station (as per Google maps)







Approximate Gross Internal Area
 Cellar = 7.5 sq m / 81 sq ft
 Ground Floor = 79.1 sq m / 851 sq ft
 (Excluding External Cupboard)
 First Floor = 58.0 sq m / 624 sq ft
 Garage = 28.1 sq m / 302 sq ft
 Total = 172.7 sq m / 1,858 sq ft

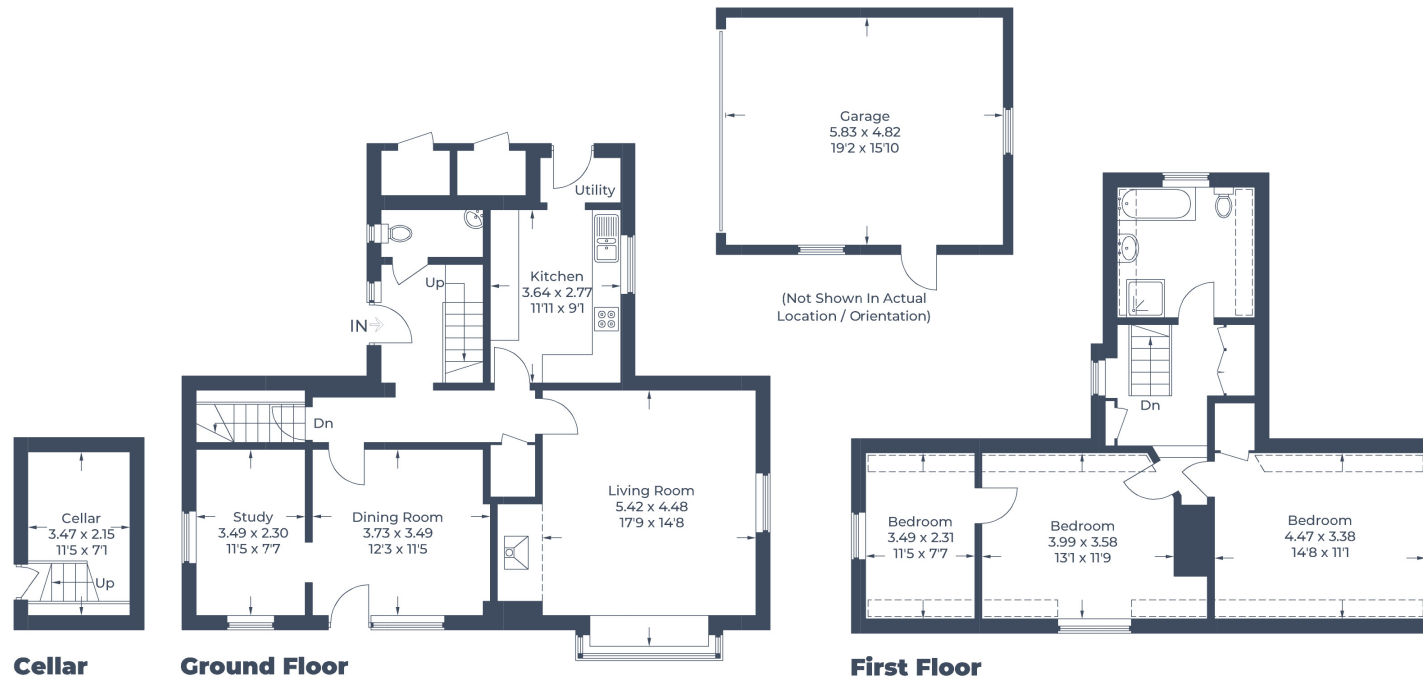


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 measurements are approximate, not to scale.

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Viewing by appointment only

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