



Ashe Cottage, 17, Mill Street

Ashwell,
Hertfordshire, SG7 5LY
Freehold £725,000

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A true piece of village history, the Grade II listed Ashe Cottage is located in the heart of Ashwell directly opposite the village church and is thought to date back to the mid 17th Century. This delightful detached cottage was extended in 1974 and now offers 4 comfortable bedrooms, separate lounge, dining room, a downstairs W.C/shower room and a 22ft kitchen/breakfast room whilst retaining all of its original charm and character features such as exposed beams, good height ceilings, open fireplaces, log burner and period doors.

Externally the property benefits from a delightful 'wrap around' garden with an abundance of mature shrubs, borders and fruit trees. There is also a recently rebuilt integral garage large enough to accommodate a modern family car, a small home office with telephone points and a large timber storage shed.

This delightful property, nestled in the heart of this vibrant village, really must be viewed to be fully appreciated!

- Delightful historic detached property in prime village location
- Wonderful character features
- Scope for further extension/value adding
- 22ft Kitchen/Breakfast Room
- Spacious accommodation throughout
- Beautiful rear garden
- Views over Churchyard
- No Upward Chain!



Ground Floor

Glass panelled front door to:

Entrance Hall

Quarry tile flooring, radiator, doors to:

Utility/Downstairs Shower Room

9' 6" x 6' 7" (2.90m x 2.01m)

Max

Radiator, window to side aspect, window to rear aspect, W.C, wash hand basin, shower cubicle, space for washing machine.

Lounge

Glass panelled French doors from entrance hall leading to lounge, 12' 3" x 12' 1" (3.73m x 3.68m), window to front aspect, brick fireplace housing multi fuel burner, under stairs storage cupboard, stairs to first floor, door to dining room.



Kitchen/Breakfast Room

15' 5" x 21' 1" (4.70m x 6.43m)

Range of base & wall mounted units with work surface over and inset sink & drainer.

Integral dishwasher, oven, induction hob with extractor hood over. Large breakfast bar, window to rear aspect x 2, radiator x 2, floor to ceiling storage cupboards, French doors to rear garden via recessed seating area and stable door to rear garden via kitchen area.

Dining Room

12' 11" x 12' 8" (3.94m x 3.86m)

Window to front aspect, external door to front (not used), radiator, open fireplace with brick surround, door to kitchen.



First Floor

Landing

Radiator, airing cupboard housing tank & header tank, storage cupboard, window to front aspect, loft hatch, doors to:

Bedroom 1

9' 9" x 13' 5" (2.97m x 4.09m)
Window to rear aspect x 2, radiator, eaves storage cupboard.

Bedroom 2

10' 5" x 12' 2" (3.17m x 3.71m)
Window to front aspect, radiator, fireplace (currently sealed), door to:

Bedroom 3

12' 5" x 7' 9" (3.78m x 2.36m)
Radiator, window to rear aspect.

Bedroom 4

7' 5" x 12' 7" (2.26m x 3.84m)
Window to side aspect, radiator.

Family Bathroom

Radiator, window to side aspect, bath, wash hand basin, W.C.



External

Rear Garden

Established wrap around garden to side and rear, walled with gated access to the front. Patio area to rear leading to approximately 30 x 50ft lawn area with mature shrubs, borders and fruit trees. Large timber shed to rear.

Rear pedestrian doors to:

Home Office

5' 5" x 9' 8" (1.65m x 2.95m)
Radiator, window to side aspect, telephone points.

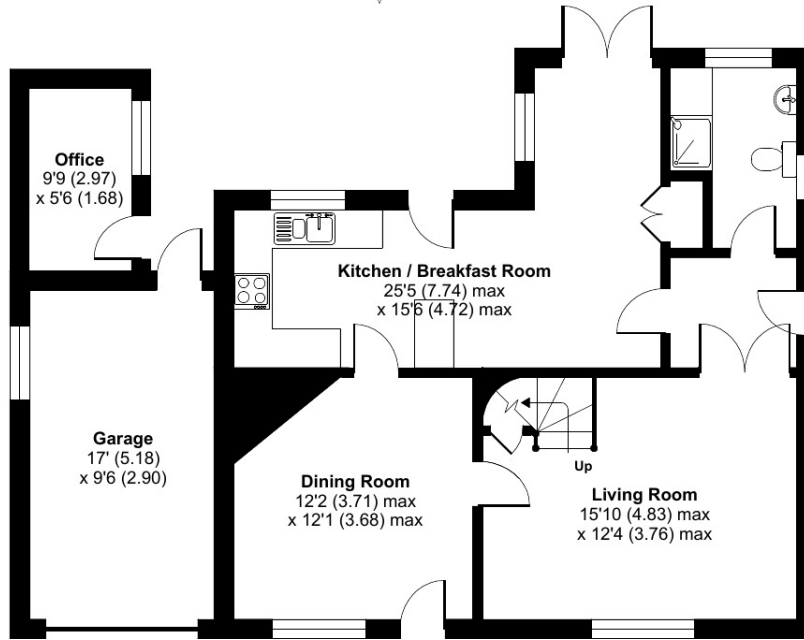
Garage

9' 1" x 16' 9" (2.77m x 5.11m)
Light, power, wall mounted boiler, up and over door to front aspect.

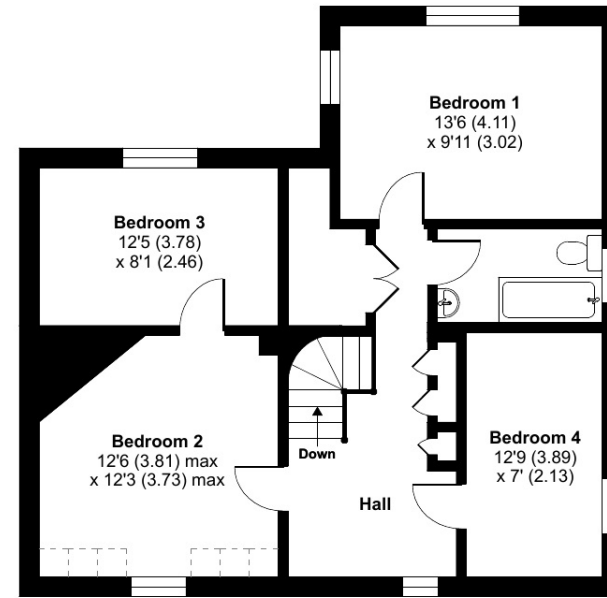


Approximate Area = 1411 sq ft / 131 sq m
 Limited Use Area = 13 sq ft / 1.2 sq m
 Office = 54 sq ft / 5 sq m
 Garage = 161 sq ft / 15 sq m
 Total = 1639 sq ft / 152.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Country Properties. REF: 932603



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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