



18, Holwell Road

Pirton, Hitchin,
Hertfordshire, SG5 3QU
Guide Price £325,000

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Situated within the highly sought after village of Pirton, this two bedroom period property resides within close proximity to local amenities and countryside walks.

The ground floor accommodation comprises living room with fire place, refurbished kitchen/diner with bi-fold doors onto the garden and a downstairs shower room. Upstairs there are two bedrooms.

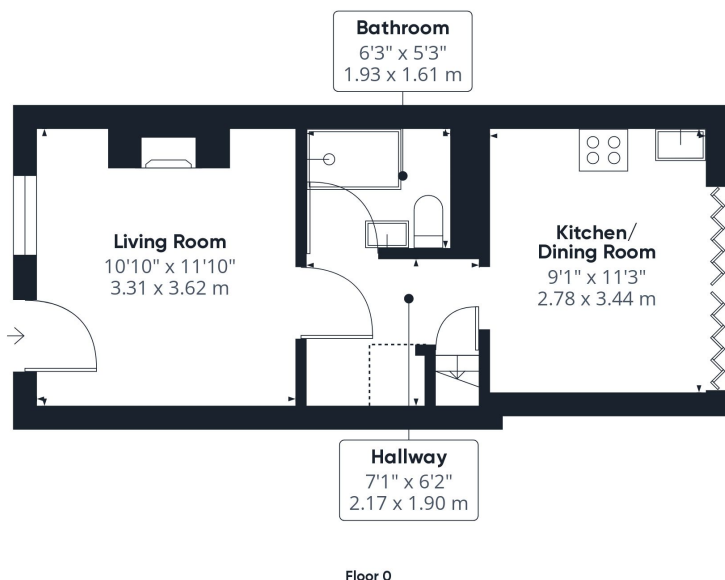
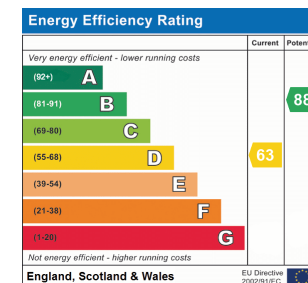
To the outside is a lovely long rear garden and whilst being mainly laid to lawn also benefits from a patio area.

Pirton is a small village and civil parish three miles north-east of Hitchin in Hertfordshire, England. The church, rebuilt in 1877, but with the remains of its 12th-century tower, is built within the bailey of a former castle. Pirton Grange, which was remodelled in the 18th century, is in the north of the parish, and is a particularly interesting, moated Elizabethan house with a timber framed gatehouse. Hammonds Farm and Rectory Farm, with its Tithe barn, are also Elizabethan.

- Character cottage
- Two bedrooms
- Living room with feature fire place
- Refurbished kitchen diner with bi-fold doors
- Refurbished shower room
- Village location
- 5.0 miles, 12 min drive to Hitchin train station (as per Google Maps)
- 4.0 miles, 9 mins drive to Hitchin town centre (as per Google Maps)







Approximate total area⁽¹⁾

503.32 ft²
46.76 m²

Reduced headroom

4.74 ft²
0.44 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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