



# Bacons Yard

Ashwell, Baldock,  
Hertfordshire, SG7 5NH  
£675,000

country  
properties

We are delighted to offer this spacious and well-presented two-bedroom detached bungalow to the market, ideally situated within a quiet cul-de-sac in the heart of Ashwell, just a short walk from local amenities.

This unique home offers generous and versatile accommodation throughout, with a bright and airy feel. The standout feature is the impressive 32ft open-plan lounge/dining room, complete with a feature fireplace, built-in shelving and dual-aspect windows, flowing seamlessly into a sun room with doors opening onto the garden perfect for both relaxing and entertaining.

The fitted kitchen is well-equipped with a range of wall and base units, integrated appliances and ample work surfaces, complemented by a separate utility room providing additional storage and space for laundry.

There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes and direct access to the garden. The principal bedroom further enjoys its own en-suite wet room, while a separate bath room serves the second bedroom.

Externally, the property continues to impress. The front garden is attractively arranged with paved driveway providing off road parking for several cars, while the rear garden is mainly made up of low maintenance artificial lawn with two patio areas, mature hedging, shrubs and trees, and enjoys delightful views towards the church and open fields beyond.

A detached brick-built garage with remote-controlled door and workshop area provides excellent storage or workspace. Offering spacious accommodation, a central yet peaceful location, and attractive outdoor space, this fantastic bungalow must be viewed to be fully appreciated.

#### Location

Ashwell is a highly regarded picturesque village set amidst rolling Hertfordshire countryside. The village is steeped in history with many delightful character properties and the historic St Mary's church in the heart of the village. The village boasts a number of excellent facilities including a renowned bakers, butcher, village store, chemist, dental surgery, doctors surgery and three popular public houses. The village primary school is also highly regarded with connections to local secondary schools. The railway station serving Ashwell and The Mordens is about 1.5 miles from the village centre with services to London Kings Cross and Cambridge.

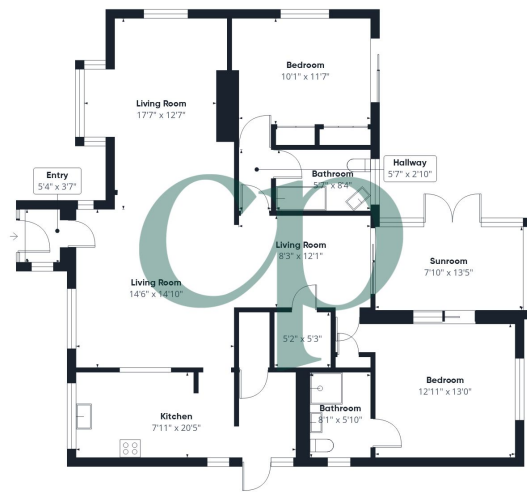
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- SPACIOUS OPEN PLAN LOUNGE/DINER
- ENSUITE TO MASTER BEDROOM
- CENTRAL LOCATION
- COUNCIL TAX BAND E - EPC RATING D
- DETACHED GARAGE WITH SEPERATE STORE ROOM

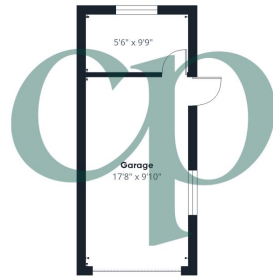








Floor 0 Building 1



Floor 0 Building 2

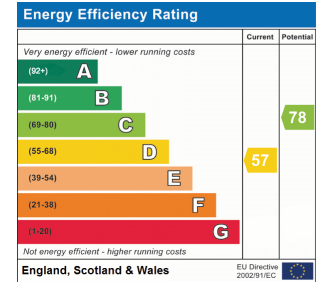


Approximate total area<sup>(1)</sup>  
1553 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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