



# Halls Yard

Tilehouse Street, Hitchin,  
Hertfordshire, SG5 2DY

Offers in Excess of £895,950

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## A Stunning Four Bedroom Character Home in the Heart of the Town Centre

Located on the iconic Tilehouse Street, Halls Yard is a truly exceptional four bedroom character property offering a rare combination of period charm, privacy, and unrivalled town centre living. Beautifully presented and full of personality, this unique home provides generous accommodation, stylish interiors, and the added benefit of off road parking, a sought after asset in this central location.

The property retains many original features that highlight its history, all complemented by thoughtful modern updates that add comfort and convenience. The first floor offers two reception spaces, including a spacious living room with a log burner, and a beautifully appointed kitchen and dining area with a stunning vaulted ceiling. To the rear, a lobby provides a useful utility space, with doors leading out to a balcony overlooking the courtyard garden.

On the ground floor, there are four well-proportioned bedrooms offering excellent versatility for families, guests or home working. The character continues throughout, enhanced by charming architectural details. The principal bedroom benefits from an en suite shower room, while a modern family bathroom serves the remaining bedrooms.

One of the standout features of Halls Yard is the fabulous courtyard patio, a beautifully arranged outdoor space that feels secluded and offers privacy. Combined with private parking, this property offers a lifestyle rarely found so close to the heart of Hitchin.

Set steps away from the bustling town centre, the home enjoys immediate access to Hitchin's renowned independent shops, cafés, restaurants, markets, and cultural spots. Tilehouse Street itself is one of the town's most admired historic locations, lined with period buildings and offering an attractive, quintessentially Hitchin setting.

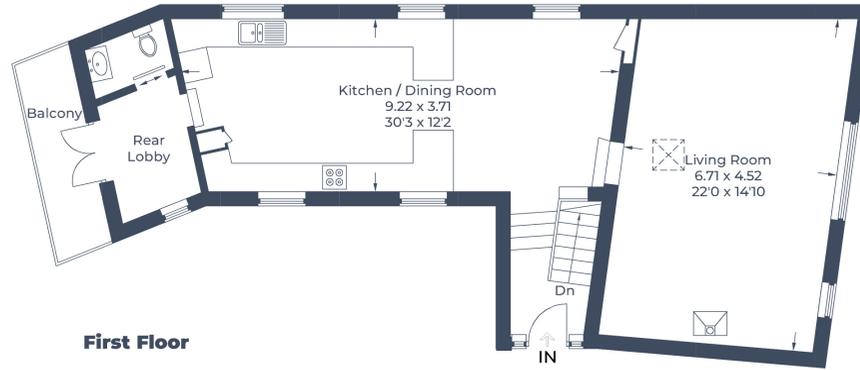
- A four bedroom character home
- Prestigious and historic location in the heart of Hitchin
- Modern and beautifully presented throughout
- En suite to principal bedroom
- Balcony and courtyard garden
- Allocated parking space
- 1.1 miles, 23 min walk to Hitchin train station (as per Google Maps)



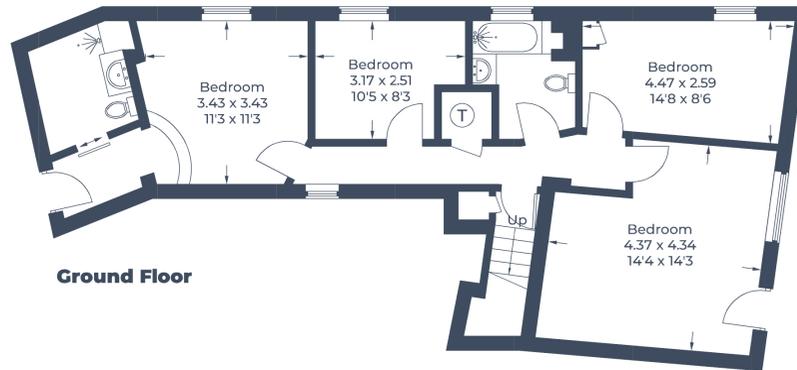




Approximate Gross Internal Area  
 Lower Ground Floor = 74.4 sq m / 801 sq ft  
 Ground Floor = 78.4 sq m / 844 sq ft  
 Total = 152.8 sq m / 1,645 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		58	68
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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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