



High Street

Arlesey,
Bedfordshire, SG15 6SW
£575,000

country
properties

An individual detached cottage, offering charm, comfort, and versatility in equal measure. Set within a generous plot, the property boasts a range of outbuildings, ideal for storage, workshops, or home business use (subject to permissions). Inside, the home is brimming with character features – from exposed beams to open fireplaces – creating a warm and inviting atmosphere. With two well-proportioned bedrooms, and a comfortable living space, it's perfect for those seeking a unique home with plenty of potential. Whether you're looking for a distinctive home full of character, a versatile space with scope for hobby or business use, or a property with future potential for development, this rare gem is well worth a viewing.

- Detached 2-bedroom cottage with exceptional character
- Large plot approx. 1/4 acre, with development potential (Subject to planning permission)
- Originally a three-bedroom property, it offers the option to reinstate the third bedroom, adding flexibility for growing families or those in need of extra space.
- Ample off-road parking for multiple cars
- Multiple out buildings, perfect for hobby or business use (Subject to necessary planning consents)
- Easy access to A1 (M) and Arlesey/Letchworth mainline train stations with direct links to London St Pancras
- Within walking distance of local amenities and well regarded schools



INTERNAL

GROUND FLOOR

Kitchen / Breakfast Room

15' 0" x 11' 8" (4.57m x 3.56m) A range of wall and base units with roll edge worksurfaces over. Inset ceramic sink and drainer unit with stainless steel mixer tap over. Tiled splashbacks. Range style cooker inset in exposed brick surrounds, exposed beam above and tiled splashback in original open fireplace space which can be restored for use. Space for fridge/freezer. Space and plumbing for washing machine. Wall mounted combination boiler, serviced annually. Vinyl flooring. Radiator. Extractor fan. Two windows to side aspect. Door to Dining room.

Dining Room

Multi pane window to side. Feature exposed beams. Fitted carpet. Radiator. Opening and step up to Inner lobby area.

Inner Lobby

Carpeted stairs rising to first floor. Step up to open plan Living Room, door to Bathroom and step down to Dining Room.

Living Room

17' 4" x 11' 11" (5.28m x 3.63m) Open plan with multi pane window to front aspect. Original feature exposed beams. Feature exposed brick working open fireplace. Victorian style radiator. Fitted carpet. Second radiator. Further multi pane window to side and multi pane French patio doors onto rear garden.

Bathroom

Four piece bathroom suite comprising pedestal wash hand basin, low level WC, fully tiled corner shower cubicle and freestanding roll top bath tub with mixer tap and shower attachment over. Tiled splashbacks. Tiled flooring. Radiator. Two obscure windows to side aspect.



FIRST FLOOR

Landing

Doors to Bedroom One and Two, Toilet room and storage cupboard. Loft hatch. Window to side aspect. Radiator.

Bedroom One

20' 2" x 11' 4" (6.15m x 3.45m) Dual aspect multi pane windows to front and side aspect. Fitted carpet. Feature exposed beams. Two victorian style radiators. Loft hatch.

Bedroom Two

11' 11" x 11' 3" (3.63m x 3.43m) Window to front aspect. Fitted carpet. Radiator.

Toilet Room

Wash hand basin and low level WC. Vinyl flooring. Window to side aspect.

OUTSIDE

Front Garden and Driveway

16'8" x 10'11" (5.08m x 3.33m) Wooden outbuilding. Low retaining wall and five bar entrance gate. Graveled drive with ample off road parking space. Grassed lawn area and vegetable patch. Hedging to side and gated access to rear garden.



Rear Garden

Patio area. Raised grassed lawn areas with stepping stones and sectioned off by picket fence. Steps up to graveled area with hedge border. Summer house. Decking area with seating and garden gazebo. Variety of mature trees. Number of outbuildings, garages and stores.

OUTBUILDINGS

Double Story Garage/Workshop

24' 9" x 18' 7" (7.54m x 5.66m) Double story double garage. Window to rear and personnel door to rear garden.

24' 11" x 8' 8" (7.59m x 2.64m) Garage first floor / Store

Garage/Workshop

19'11" x 19'0" (6.07m x 5.79m) Double door entrance and separate single door. Window. Door leading to Office, connecting to further Stores.

Summer House

8' 11" x 7' 4" (2.72m x 2.24m) Power and light. Carpeted flooring. Window and patio doors onto rear garden.

Multiple Outbuildings

Further multiple garages and stores, all with power and light. Please refer to floor plan for layout and measurements.

Agents Note

The plot outline in aerial image is approximate representation of the boundary.





Approximate Gross Internal Area
 Ground Floor = 59.9 sq m / 645 sq ft
 First Floor = 46.3 sq m / 498 sq ft
 Garage Ground Floor = 42.8 sq m / 461 sq ft
 Garage First Floor = 20.0 sq m / 215 sq ft
 Outbuildings = 171.7 sq m / 1,848 sq ft
 Total = 340.7 sq m / 3,667 sq ft

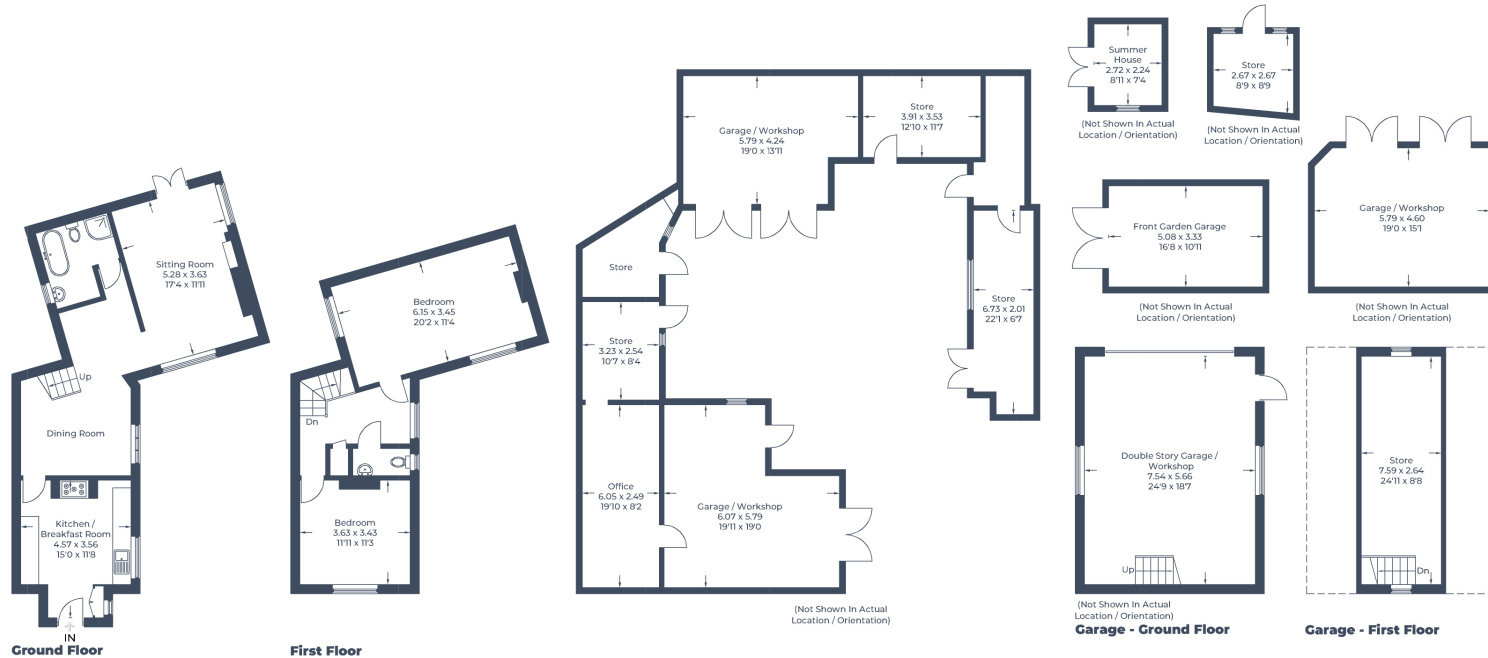
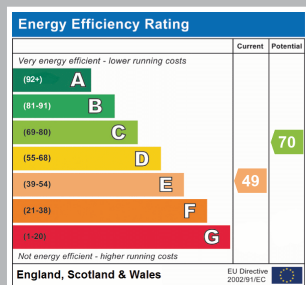


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Viewing by appointment only

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