



Bancroft

Hitchin,
Hertfordshire, SG5 1NB
Offers in Excess of £850,000

country
properties

A unique Grade II listed family home located in the very heart of Hitchin Town centre, with the added rare benefit of private parking and a separate one-bedroom apartment/annex.

Spaciously arranged over three floors, this fine family home offers incredibly versatile accommodation spanning almost 2900 sq.ft. The ground floor features a large double fronted living room with feature fireplace leading into a modern fitted kitchen with large central island and a utility leading to the basement which has power and lighting. The first floor is accessed via a grand staircase and features a spacious family room opening on to a private roof terrace, the bay fronted principal suite with dressing area and en-suite, two further bedrooms, shower room and study. The remaining four bedrooms are located on the second floor as well as a stylish family bathroom.

To the rear of the property is a separate one-bedroom apartment/annex with modern open plan living/kitchen room, bedroom with built in wardrobes and shower room.

Outside are two parking spaces, electric car charging point and space for bin store and shed.

The central location and layout of the ground floor in particular means there is also tremendous potential to convert into commercial use, subject of course to local planning consents.

Please note that due to the property previously being used as part commercial, the top two floors are currently leasehold, with the freehold belonging to the ground floor and sold with the property. The same applies for the apartment at the rear

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of cafes, restaurants and pubs. There are also highly regarded girls' and boys' schools. There is also a mainline railway station providing direct access to Kings Cross, St Pancras and Cambridge.

- Unique Grade II listed home
- Situated in the heart of the town centre
- Potential commercial opportunity (STPP)
- A separate one bedroom annex
- Private parking
- Seven bedrooms
- 18 mins walk, 0.8 miles to Hitchin train station (as per Google maps)









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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