



Copper Hill

East Street, Lilley, Luton,
Hertfordshire, LU2 8LW
Guide Price £895,000

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A beautiful Grade II listed home located in the much sought after village of Lilley.

Set behind gates, this fine family home offers versatile and well-balanced accommodation spaciouly arranged over two floors and featuring many period features throughout.

The ground floor enjoys three separate reception rooms, a wonderfully light garden room and a kitchen breakfast room with separate utility. The four bedrooms are located on the first floor with one benefiting from an en-suite bathroom and separate family bathroom.

The property is set in wonderfully private grounds with manicured gardens, well stocked flower beds and also features a large garage and outbuilding as well as a private gated driveway to the front. Excellent scope for extension and development, subject of course to the usual planning consents.

Lilley Village is within the Chilterns area of outstanding natural beauty. There is easy access to Hitchin and Luton mainline stations and to M1 and A1(M). Facilities include one public houses, village hall, cricket field, church and bus service. Nearby villages of Offley and Hexton each have primary schools. Hitchin has many bars and restaurants as well as the highly regarded Hitchin Boys and Girls Schools. There is easy access to Hitchin and Luton mainline stations and to M1 and A1(M).

- Grade II Listed
- Four bedrooms
- Three reception rooms
- Two bathrooms
- Detached garage
- Private gated driveway
- Excellent scope for extension and development (STPP)
- 6.5 miles, 12 min drive to Hitchin mainline train station (as per Google maps)
- 5.1 miles, 12 min drive to Hitchin town centre (as per Google maps)







Coppers Hill Cottage, East Street

Approximate Gross Internal Area = 218.8 sq m / 2355 sq ft

Outbuildings = 51.9 sq m / 559 sq ft

Total = 270.7 sq m / 2914 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID980303)

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

Viewing by appointment only

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