



# High Street

Pirton, Hitchin,  
Hertfordshire, SG5 3PS  
Guide Price £625,000

country  
properties

A three/four bedroom detached chalet bungalow in the popular village of Pirton with planning permission to extend.

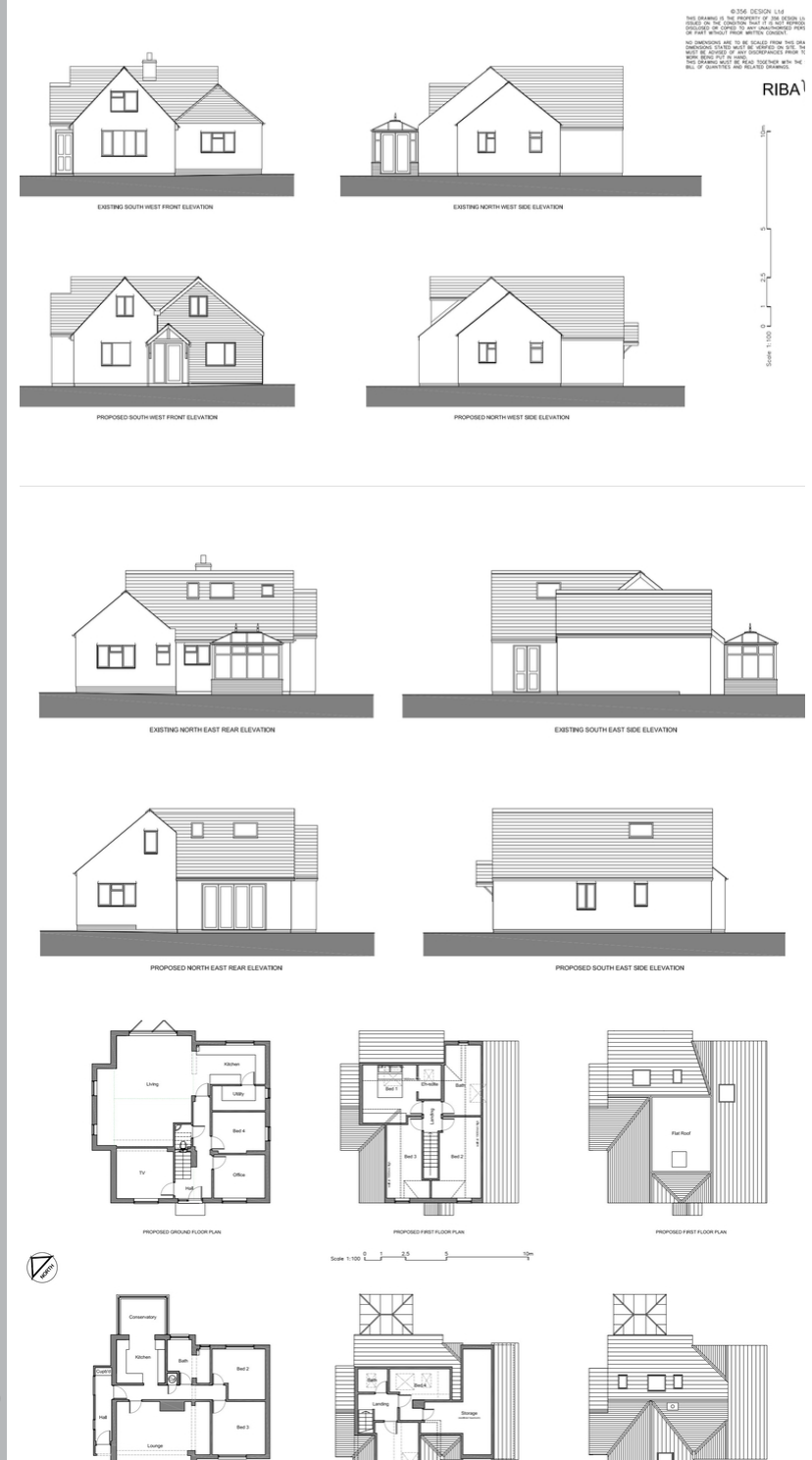
This spacious family home offers versatile and well balanced accommodation with the added benefit of planning permission to adapt and extend further. Ground floor accommodation currently comprises spacious living room with feature fire place, kitchen opening in a conservatory, two reception rooms – one currently used as a bedroom and a family bathroom. Two further bedrooms and shower room are located on the first floor.

Outside is a private and enclosed rear garden which is mainly laid to lawn and driveway to front providing off road parking.

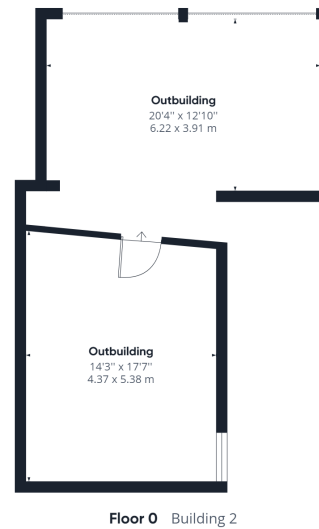
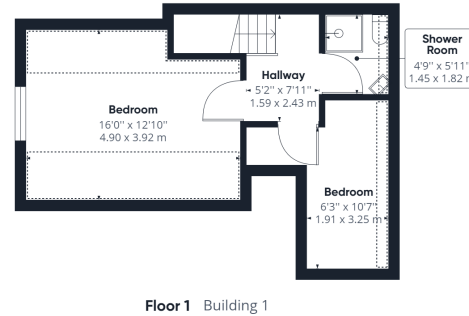
The property also benefits from a useful barn which offers further scope for development, subject of course to the usual planning consents. Planning permission reference: 100080799874 22/00797/FPH

Pirton is a small village and civil parish three miles north-east of Hitchin in Hertfordshire, England. The church, rebuilt in 1877, but with the remains of its 12th-century tower, is built within the bailey of a former castle. Pirton Grange, which was remodelled in the 18th century, is in the north of the parish, and is a particularly interesting, moated Elizabethan house with a timber framed gatehouse. Hammonds Farm and Rectory Farm, with its tithe barn, are also Elizabethan.

- Detached
- Three/Four Bedrooms
- Two bathrooms
- Planning permission to extend
- Barn with potential to develop STPP
- Planning permission reference: 100080799874 22/00797/FPH
- Driveway with off road parking
- 4.7 miles drive to both Hitchin train station and Hitchin town centre (as per Google maps)







**Approximate total area<sup>(1)</sup>**

1812.57 ft<sup>2</sup>  
168.39 m<sup>2</sup>

**Reduced headroom**

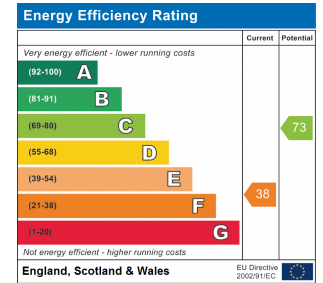
127.74 ft<sup>2</sup>  
11.87 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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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