



**Bury Cottage**  
35, Hitchin Street, BALDOCK,  
Hertfordshire, SG7 6AQ  
Freehold £750,000

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properties

A wonderfully quirky, light and spacious, 4 bedroom, Grade 2 listed period home in the very heart of Baldock! This fantastic link-detached family home is located on Hitchin Street in the very centre of Baldock and offers a wealth of character features with original exposed beams, flooring and fireplaces alongside an adjoining barn (circa 1751) converted to provide a stunning lounge space with approx. 22ft vaulted ceiling. With a further study, dining room/snug with mezzanine hobby room, utility, cloakroom and large kitchen/diner on the ground floor and 4 double bedrooms (1 en-suite) on the first and second floor the accommodation is particularly versatile in its arrangement. Externally there is an enclosed and very private walled rear garden to the side with raised decked seating area overlooking the attractive koi pond and raised beds leading to the gated access to the front. A unique family home within walking distance to all local schools, shops and transport links that must be viewed in person to be fully appreciated!

- 4 Double bedrooms
- Central Baldock location
- Beautiful walled garden
- Council Tax Band F
- Wonderful Character features throughout
- Stunning lounge
- Light, airy & versatile accommodation
- EPC Exempt (Grade 2 Listed)



## Ground Floor

### Entrance Hall

12' 0" x 5' 9" (3.66m x 1.75m)  
Radiator, doors to kitchen and study:

### Kitchen/Breakfast Room

16' 8" x 12' 9" (5.08m x 3.89m)  
Two sash windows to front aspect, range of wall mounted and base level units with quartz work surface over and inset butler sink with drainer. Integral dishwasher, Aga with extractor hood over, space for large American style fridge/freezer, door to entrance hall.

### Dining Room/Snug

14' 6" x 14' 8" (4.42m x 4.47m)  
Three skylight windows to side aspect, radiator, Inglenook fireplace with burner, sliding door to utility, door to lounge, French doors to side courtyard, stairs to mezzanine hobby room.

### Lounge

17' 4" x 16' 9" (5.28m x 5.11m)  
Two windows to side aspect, window to other side aspect, two skylight windows to side, two radiators, vaulted ceiling, exposed beams and brickwork.

### Study

5' 9" x 6' 2" (1.75m x 1.88m)  
Glazed panel door to:

### Hobby Room

19' 4" x 6' 1" (5.89m x 1.85m)

### Utility Room

9' 3" x 9' 2" (2.82m x 2.79m)  
Storage cupboard, work surface with space for drinks fridge and washing machine under, inset butler sink over, opening to inner hall.

### Inner Hall

Radiator, stairs to first floor, doors to cloakroom and kitchen.



## Cloakroom

Window to side aspect, heated towel rail, low level WC and wash hand basin.

## First Floor

### Landing

Radiator. Stairs to second floor, doors to:

### Bedroom One

15' 2" x 12' 9" (4.62m x 3.89m)

Radiator, two sash windows to front aspect, built in wardrobes, fireplace.

### Bedroom Two

15' 0" x 10' 6" (4.57m x 3.20m)

Dual aspect windows to side and rear aspect, radiator, fireplace, door to:

### En-suite

Window to rear aspect, low level WC, wash hand basin, shower cubicle and airing cupboard.



## Bathroom

8' 9" x 6' 7" (2.67m x 2.01m)

Window to side aspect, heated towel rail, low level WC, wash hand basin and bath with shower attachment.

## Second Floor

### Landing

Skylight window to side aspect, storage cupboard, doors to:

### Bedroom Three

15' 2" x 12' 8" (4.62m x 3.86m) (into eaves)

Window to rear aspect and radiator.

### Bedroom Four

9' 9" x 12' 9" (2.97m x 3.89m)

Window to front aspect, radiator and eaves storage.

## Outside

### Rear Garden

Walled courtyard garden to side with raised decked seating area, pond and patio with raised beds and borders. Bin storage area and gated access to front. Power points, storage shed.





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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