



Whitehorse Street, Baldock Offers in Excess of £375,000

A detached home within a private, gated courtyard that offers real independence rather than flat living compromises | Town-centre positioning means cafés, shops and everyday essentials are all within easy walking distance | Just moments from the mainline station, making commuting to London and beyond straightforward without building your day around travel | Open-plan ground floor living that comfortably supports dining, relaxing and day-to-day routines without feeling forced | Full-width glazing and French doors that bring light into the living space and open directly onto the courtyard | A low-maintenance courtyard that works for morning coffees, evening drinks and relaxed outdoor time without upkeep | Two proper bedrooms upstairs - with the main running full depth and fitted wardrobes included | A bathroom that works around real life, with space for both quick starts and slower evenings | Downstairs WC that works well for guests and everyday use, without sending people upstairs | Allocated parking within the development, adding ease and reassurance in a central town location



This is the kind of home that appeals to people who want independence and autonomy without taking on the upkeep or scale of a traditional house. Tucked away within a private, gated courtyard right in the heart of town, it offers privacy, security and a strong sense of ownership, all just moments from everyday life and the station.

From the outside, it's immediately clear this is a detached home in its own right. There's no one above or below you, no shared hallways or stairwells, and no sense of compromise. The gated setting creates a quiet pocket that feels removed from the bustle, yet everything the town offers is right on your doorstep.

The ground floor is arranged as a single, well-judged living space that works far better than the numbers suggest. Full-width glazing and French doors draw natural light deep into the room and connect it directly with the courtyard, making it feel open without losing privacy. There's clear definition for dining, relaxing and cooking, with a kitchen that feels separate enough to function properly while remaining part of the space.

A downstairs WC adds everyday practicality and means guests don't need to head upstairs.

The first floor continues the same considered approach to space. Both bedrooms are proper doubles that work comfortably for a bed, wardrobes and everyday furniture without awkward compromises or tight corners. They feel easy to live with rather than squeezed in, supported by a layout that keeps sleeping space distinct from day-to-day living below.

The bathroom is finished to a high standard, offering both a bath and separate shower, with a rooflight that brings in natural light and makes the room feel bright without being overlooked.

The courtyard sits neatly alongside the house and feels like a genuine extension of the living space rather than an afterthought. It's private, enclosed and low maintenance, with room to sit, entertain or simply step outside without feeling exposed.



Own a car? Allocated parking is positioned close by, reinforcing the ease and independence of everyday life in this tucked-away town-centre setting. No fighting for a space at the end of a long day.

Baldock blends small-town ease with great connections. The traditional high street has independents for coffee, pubs and everyday bits, plus a big supermarket when you need a full shop. There's a real community feel - regular events, green spaces and country walks from the edge of town. Trains run direct to London King's Cross and Cambridge, and the A1(M) at Junction 9 is a few minutes by car for simple north-south travel. With Gatwick and Brighton accessible within two hours, the location is nothing short of superb.

This is a home for professionals, couples or those downsizing who want to stay connected to town life while enjoying autonomy, security and a sense of exclusivity. It doesn't try to compete with larger family houses, because it doesn't need to. Instead, it offers something more deliberate: a modern, detached home in a central location, designed around lifestyle rather than square footage.

| ADDITIONAL INFORMATION

Council Tax Band - D

EPC Rating - TBC

Maintenance Fee: £700 P.A.

| GROUND FLOOR

Open Plan Living Space: 26' 10" x 14' 4" (8.18m x 4.36m)

Downstairs Cloakroom: Approx 5' 10" x 3' 9" (1.78m x 1.14m)

| FIRST FLOOR

Bedroom One: Approx 14' 3" x 9' 5" (4.34m x 2.88m)

Bedroom Two: Approx 14' 3" x 8' 6" (4.35m x 2.59m)

Bathroom: Approx 8' 2" x 6' 3" (2.49m x 1.91m)

| OUTSIDE

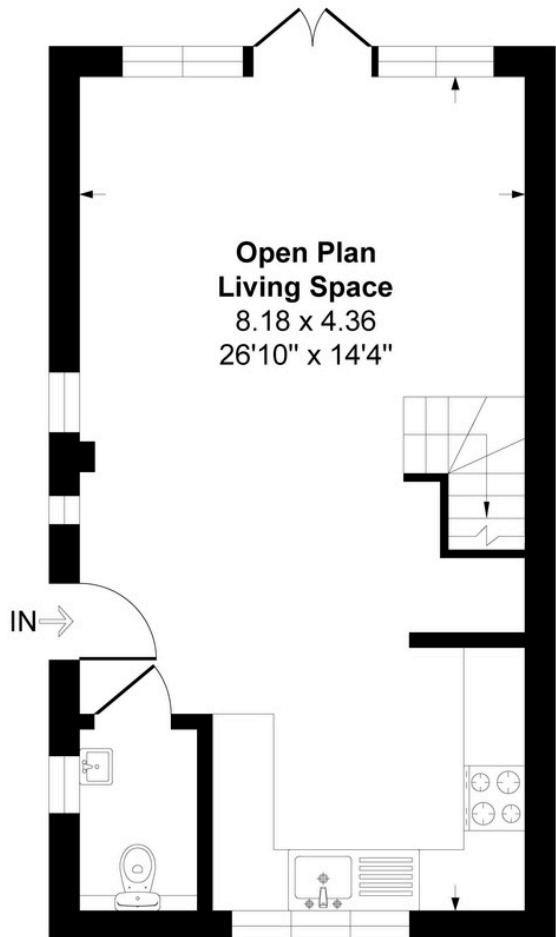
Off road parking

Enclosed courtyard garden with gated access to the front



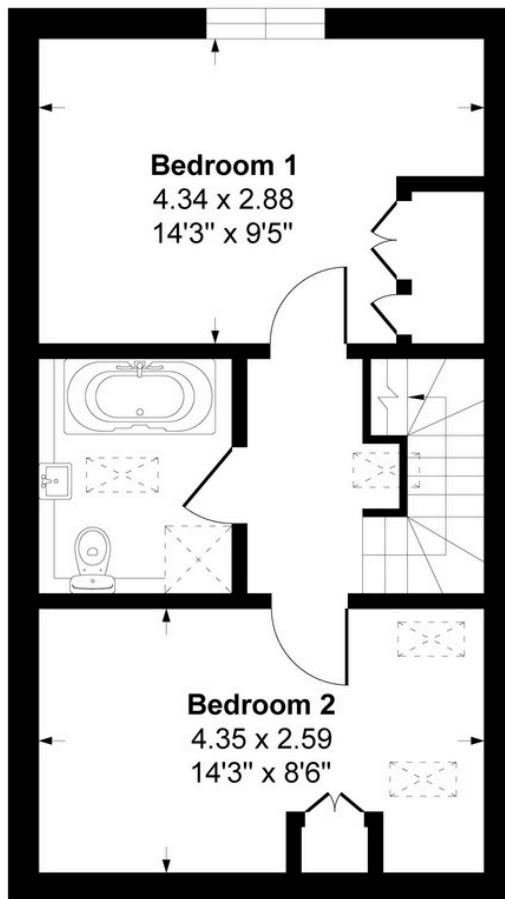
Ground Floor

Approx. 35.6 sq. metres (383.8 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.8 sq. feet)



Total area: approx. 71.3 sq. metres (767.7 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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Registered in England and Wales 11327419

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