



18 The Old Forge, Park Street, Baldock, Hertsfordshire. SG7 6DY

Satchells



3 Bedroom Barn Conversion

£850,000 Freehold

A truly special & unique barn conversion set in the heart of Baldock just yards from the bustling high street. The property boasts an incredible open plan kitchen family room with amazing high vaulted ceiling with original beams and a raised snug area, ideal for a home office. There are also three double bedrooms with ensuite to each room. Outside there is ample off street parking and a generous front and rear garden, that wraps around the whole property.



- Barn conversion
- Three bedrooms
- Three bathrooms
- Open plan
- Town centre
- Split level
- Chain free
- EPC rating TBC. Council tax band TBC

Ground Floor

Open Plan Kitchen Lounge:

Abt. 29' 7" x 16' 0" (9.02m x 4.88m) Range of fitted wall and base units with quartz work surfaces and a quartz centre island with Blum components and Siemens appliances. Sink and drainer unit included and double glazed windows to side and front aspect, Velux windows, exposed beams LVT with under floor heating.

Utility Room:

Abt. 9' 8" x 6' 2" (2.95m x 1.88m) Range of fitted wall and base units, with sink and drainer unit, quartz work tops, plumbing for washing machine, LVT with under floor heating.

Cloakroom:

Abt. 8' 0" x 3' 3" (2.44m x 0.99m) Low level WC, wash hand basin, tiled floor, half tiled walls.

Bedroom Two:

Abt. 15' 6" x 9' 3" (4.72m x 2.82m) Double glazed windows and doors to garden, fitted carpet, under floor heating.

Ensuite Two:

Abt. 8' 7" x 5' 7" (2.62m x 1.70m) Low level WC, wash hand basin, walk in shower cubicle, tiled walls and floor.

Bedroom Three:

Abt. 14' 10" x 9' 4" (4.52m x 2.84m) Double glazed window, fitted carpet, underfloor heating, exposed beams.

Ensuite Three:

Abt. 9' 11" x 4' 11" (3.02m x 1.50m) Walk in shower cubicle, double basin and vanity unit with smart mirror, low level WC, half tiled walls and floor.

First Floor

Viewing Gallery:

Abt. 13' 2" x 11' 1" (4.01m x 3.38m) Double glazed Velux window, fitted carpet, exposed beams with views over the living area.

Bedroom One:

Abt. 19' 10" x 11' 4" (6.05m x 3.45m) Double glazed Velux windows, fitted carpet, exposed beams.

Ensuite One:

Abt. 11' 4" x 6' 4" (3.45m x 1.93m) Low level WC, walk in shower cubicle, double basin and vanity unit, smart mirror, half tiled walls and floor.

Outside

Front Garden:

Off street parking for multiple cars, flagstone paving and mainly laid to lawn area.

Rear Garden:

A good sized secret rear garden, with flagstone tiles, mainly laid to lawn area.

Additional Information

Agents Note:

Draft particulars yet to be approved by vendor and maybe subject to change.

Certain photographs in this listing have been enhanced using AI technology to showcase the property's potential and may not represent the exact current condition.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller/landlord of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains supply

Electric: Mains supply

Drainage: TBC

Flood risk: No/Low

Mobile/Phone: Ok signal

Tenure: Freehold

Council Tax Band: TBC

Council tax payable: TBC

For further material information please contact the office marketing this property.

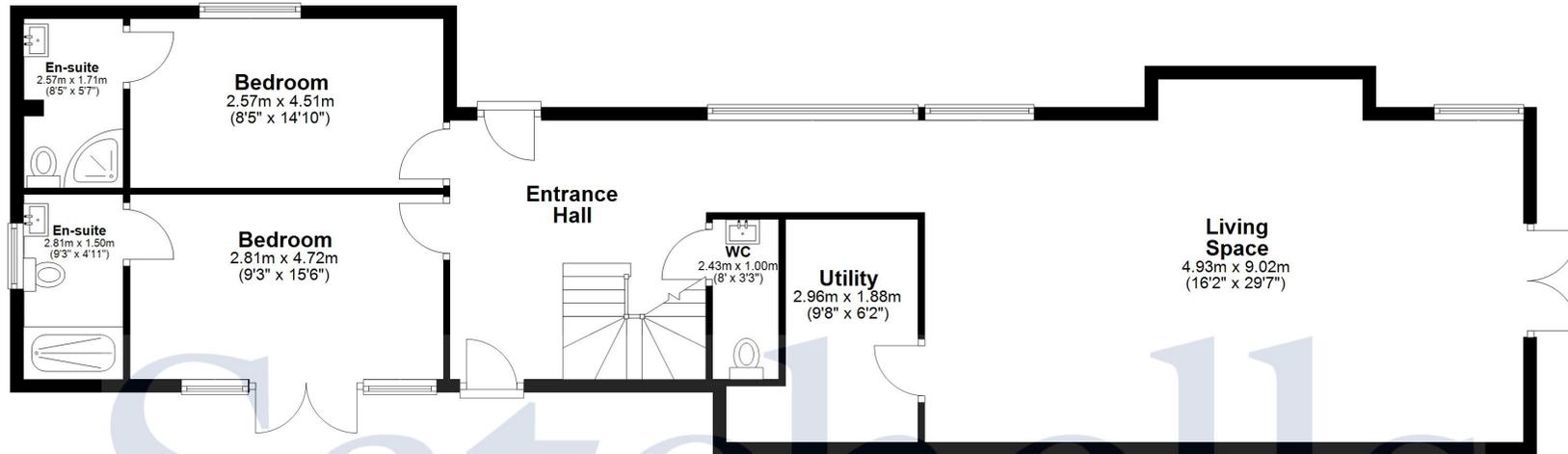




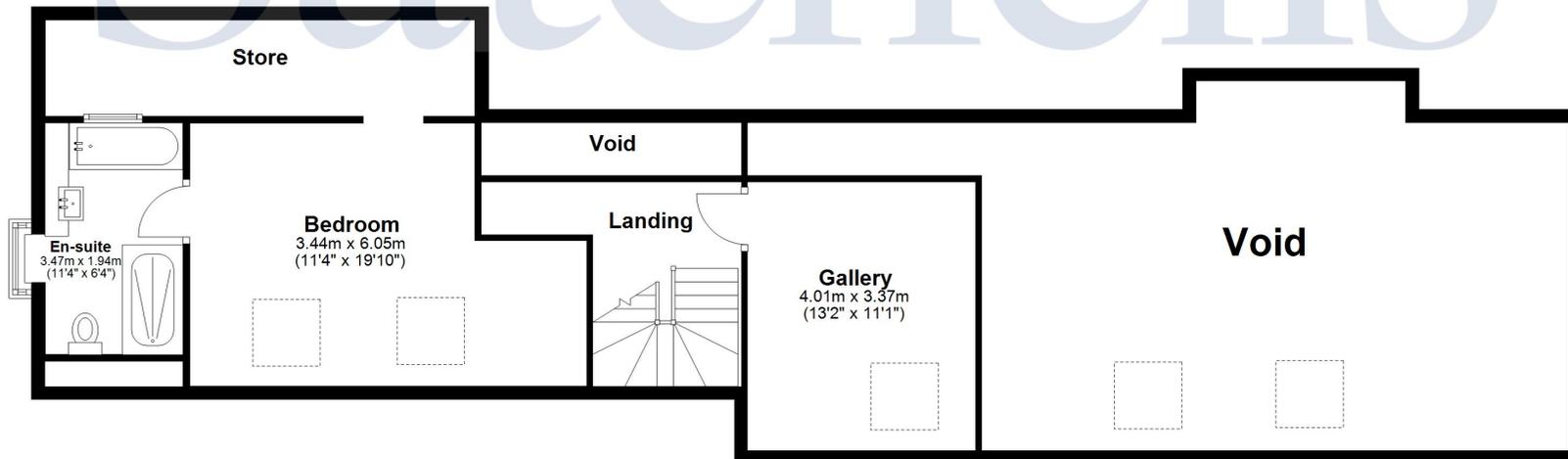
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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Ground Floor



First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.