



# Inglenook Cottage

38, Church Street, Shillington,  
Bedfordshire, SG5 3LJ

Offers in excess of £350,000

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A stunning Grade II listed two bedroom character cottage with a garage and allocated parking to the rear. The property is set in the sought after village of Shillington within easy walking distance of the local public houses and a short drive to the bustling market town of Hitchin for rail links into the city.

- Character features include exposed beams, brickwork, fireplaces and latch doors
- Shaker style kitchen with solid wood work surfaces
- Living room with large feature inglenook fireplace with wood burning stove
- Master bedroom with vaulted ceiling with overhead storage and feature fireplace
- Single garage to the rear with power and light
- Just a short stroll to the village church and countryside walks

## GROUND FLOOR

### Entrance

Solid entrance door opening into:

### Living/Dining Room

23' 2" x 17' 1" (max) (7.06m x 5.21m)

Feature inglenook fireplace with inset cast iron wood burning stove. Exposed wall and ceiling beams. Exposed brickwork. Study nook to left of Inglenook - perfect for those working from home. Two windows to front. Storage cupboard. Access to cellar via trap door. Storage cupboard. Oak flooring. Bespoke staircase rising to first floor accommodation.

### Kitchen

9' 9" x 9' 7" (2.97m x 2.92m) Shaker style kitchen with a range of base units with solid oak worksurfaces over. Inset ceramic butler sink unit with mixer tap over. Integrated electric oven and five ring gas hob with stainless steel extractor hood over. Space for fridge. Space and plumbing for slimline dishwasher and washing machine. Cupboard housing wall mounted boiler and storage. Window to rear. Quarry tiled flooring.





## Rear Lobby

Quarry tiled flooring. Part glazed stable door to rear garden and door to bathroom.

## Bathroom

Re-fitted three piece suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal mounted wash hand basin and low level flush wc. Part tiled walls. Extractor fan. Radiator. Obscure glazed window to rear.

## First Floor

### Landing

Exposed wall and ceiling beams. Doors to all rooms.

### Bedroom 1

16' 0" (into bay) x 11' 9" (max) (4.88m x 3.58m) Vaulted ceiling with exposed wall and ceiling beams. Feature brick fireplace with inset stove. Hatch to loft space into vaulted ceiling. Two wall lights. Radiator. Window to front.

### Bedroom 2

16' 5" (max) x 6' 11" (max) (5.00m x 2.11m) Window to rear. Vaulted ceiling with exposed wall and ceiling beams. Two wall lights. Radiator.

## OUTSIDE

### Front Garden

Enclosed with brick wall to front and laid to gravel with mature shrubs, central pathway leading to front door.

### Rear Garden

Low maintenance rear garden mainly to shingle with paved patio area and mature shrub borders. Pathway to rear with gated access to garage and parking. Timber shed to remain.

### Garage

En-bloc with up & over door, and power/light connected. Accessed via private driveway from Church Street.

### Parking

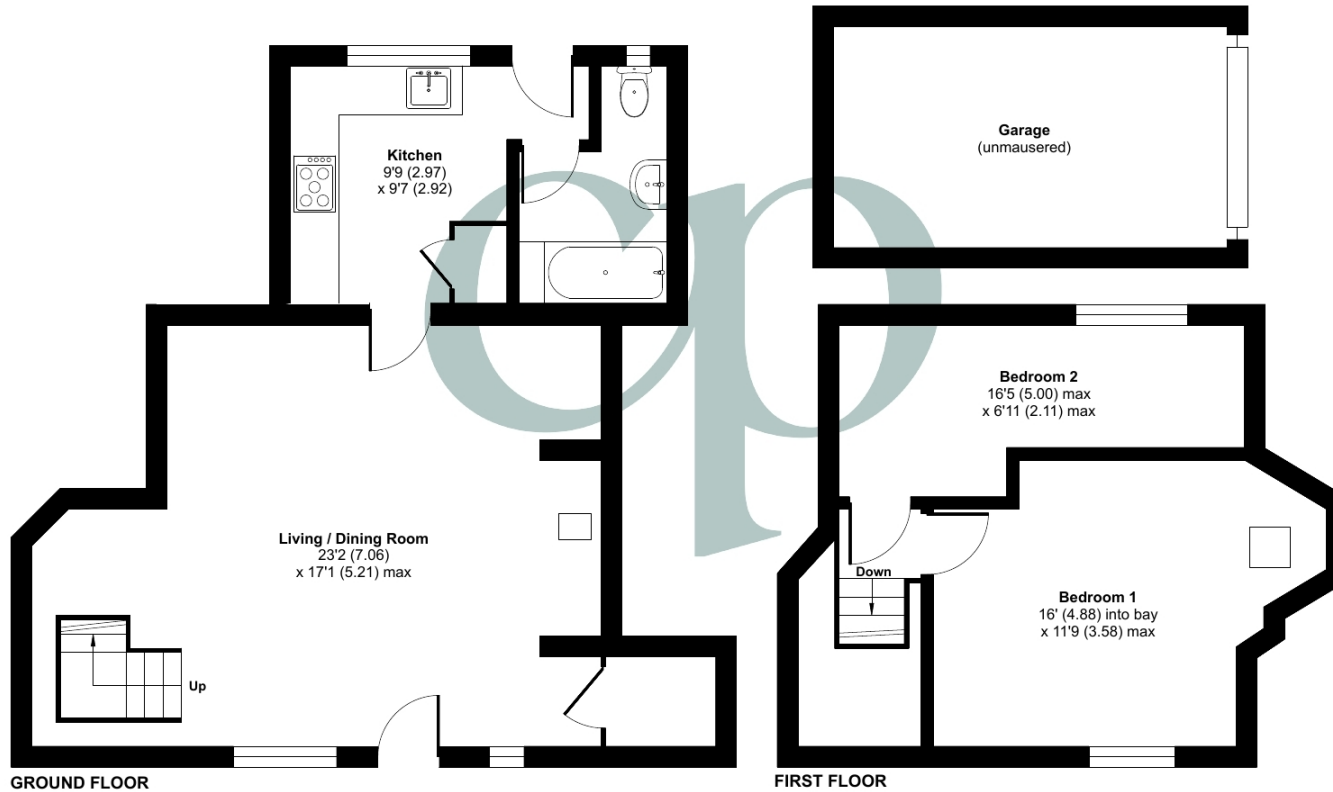
Space to park in front of the garage with further allocated parking area use by all three cottages.

PRELIMINARY DETAILS - NOT YET APPROVED BY VENDOR AND MAY BE SUBJECT TO CHANGE.



Approximate Area = 804 sq ft / 74.6 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1124686

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## Viewing by appointment only

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