



41, High Road

Shillington,  
Bedfordshire, SG5 3LL  
O.I.E.O £325,000

country  
properties



This beautifully presented spacious two bedroom cottage is bursting with character and charm and benefits from a sunny private rear garden. The property is located in the popular village of Shillington.

- Extended character cottage dating back to the 1860's
- 2 Reception Rooms
- Two double bedrooms
- First Floor Bathroom
- Private rear garden backing onto open countryside
- A short drive to nearby Hitchin for rail links into the city
- An abundance of countryside walks on your doorstep and Two village Pubs

## GROUND FLOOR

Entrance

Double glazed door opening into:

Living Room

Double glazed window to front. Feature brick fireplace with inset multi fuel wood burning stove. Storage cupboard. Wooden flooring. Radiator. Under stair storage cupboard. Door into:

Kitchen

11' 3" x 10' 5" (3.43m x 3.17m) A range of wall and base units with solid wood worksurfaces over. Stainless steel sink and drainer unit. Range cooker and stainless steel extractor hood over. Space for fridge/freezer. Space and plumbing for washing machine. Tiled flooring. Radiator. Stairs rising to first floor accommodation. Opening into:



## Conservatory

11' 11" x 8' 2" (3.63m x 2.49m) Brick base with double glazed windows and French doors opening onto the rear garden – fitted with window and roof blinds. Wooden floor. Radiator.

## FIRST FLOOR

### Landing

Airing cupboard housing hot water cylinder and 'Worcester' boiler. Access to loft space. Wooden flooring. Oak doors into all rooms.

### Bedroom 1

11' 8" x 8' 8" (3.56m x 2.64m) A range of fitted wardrobes. Radiator. Wooden flooring. Double glazed window to front.

### Bedroom 2

9' 2" x 8' 6" (2.79m x 2.59m) Double glazed window to rear. Radiator. Wooden flooring.

## Bathroom

Suite comprising panel enclosed bath with shower over, vanity wash hand basin and low level flush wc. Heated towel rail. Partially tiled walls. Extractor fan. Obscure double glazed window to rear.

## OUTSIDE

### Rear Garden

With field views to the rear, laid mainly to lawn with paved patio area plus further patio area to the rear. Gate to the rear providing access to the front. Wooden shed. Log store.

### Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: [enquiries@mortgagevision.co.uk](mailto:enquiries@mortgagevision.co.uk)

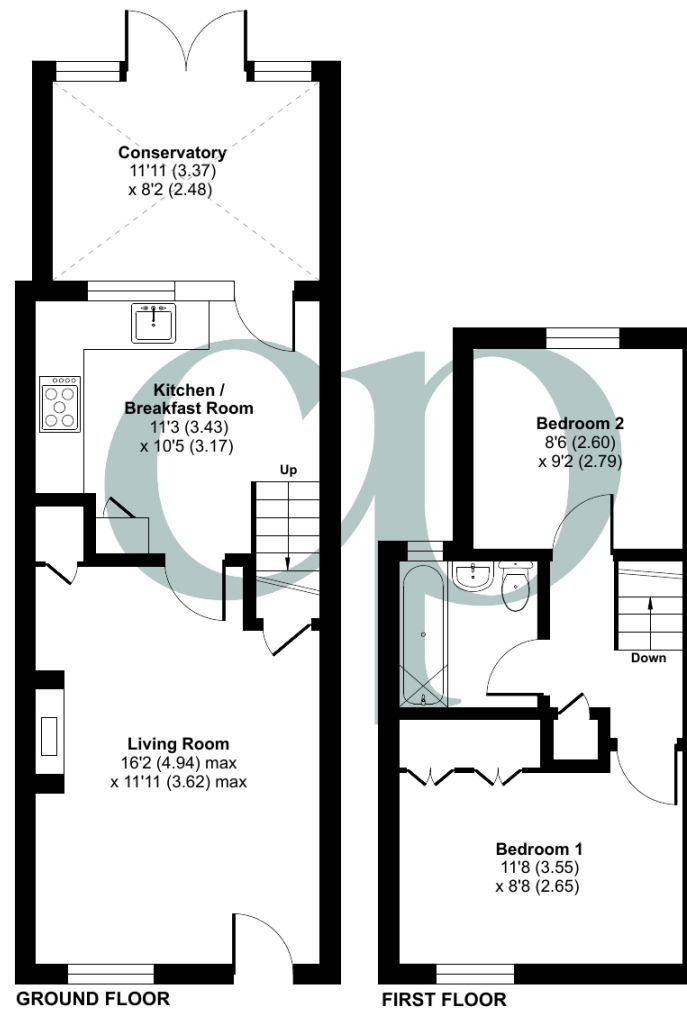
PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Approximate Area = 674 sq ft / 62.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	86
(81-91)	B	
(69-80)	C	70
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1290664

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## Viewing by appointment only

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