



4 Bedroom House - Offers In Excess Of £895,000 – FREEHOLD  
The Old Dairy, Church Street | Baldock | Hertfordshire | SG7 5AF

FINE & COUNTRY







# Step inside

## The Old Dairy

The Old Dairy is situated on Church Street in Baldock and in our opinion, one of the best roads in town within strolling distance of the train station. The Old Dairy is a particularly spacious 4 bedroom house with a swimming pool and spa.

On the ground floor the reception hall leads to a 20ft by 14ft living room, with a Jacobean inspired ceiling and coving along with a lovely fireplace. Double doors lead to the adjoining family room 20ft by 20ft with hardwood flooring and in the centre of the room is a beautiful brick double sided open working fireplace that can be enjoyed from each side of the room and naturally creates a living area and a separate dining area.

The magnificent staircase is flooded with light from the lantern box canopy above and doors lead to the four very large double bedrooms, the two well-appointed bathrooms with the principal bedroom having a balcony.



# About the area

## Baldock

The Old Dairy is situated on Church Street in the heart of Old Baldock and just off the majestic wide Georgian High Street and arguably one of the most sought-after roads in Baldock as you are nestled amongst other period properties. It is rumoured that the Queen spent a night in Church Street, in the days of horse drawn carriages. The location is peaceful and safe and within strolling distance of highly acclaimed schools and nurseries. There are, within strolling distance, coffee shops, pubs and restaurants and the highly acclaimed Chapmans Butchers, Days The Bakers, and a huge Tesco's on your doorstep and for those lazy days brunch at Delizia (Jacko's).

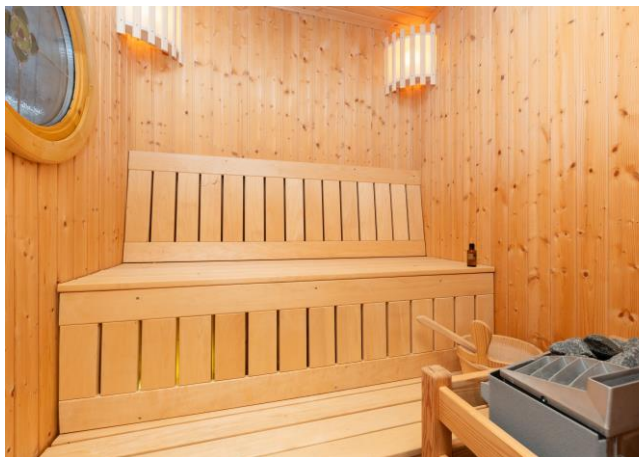
The train station is literally a 5 minute stroll with train times to London of approximately 22 minutes and you are also within each reach of Cambridge and the A1M.















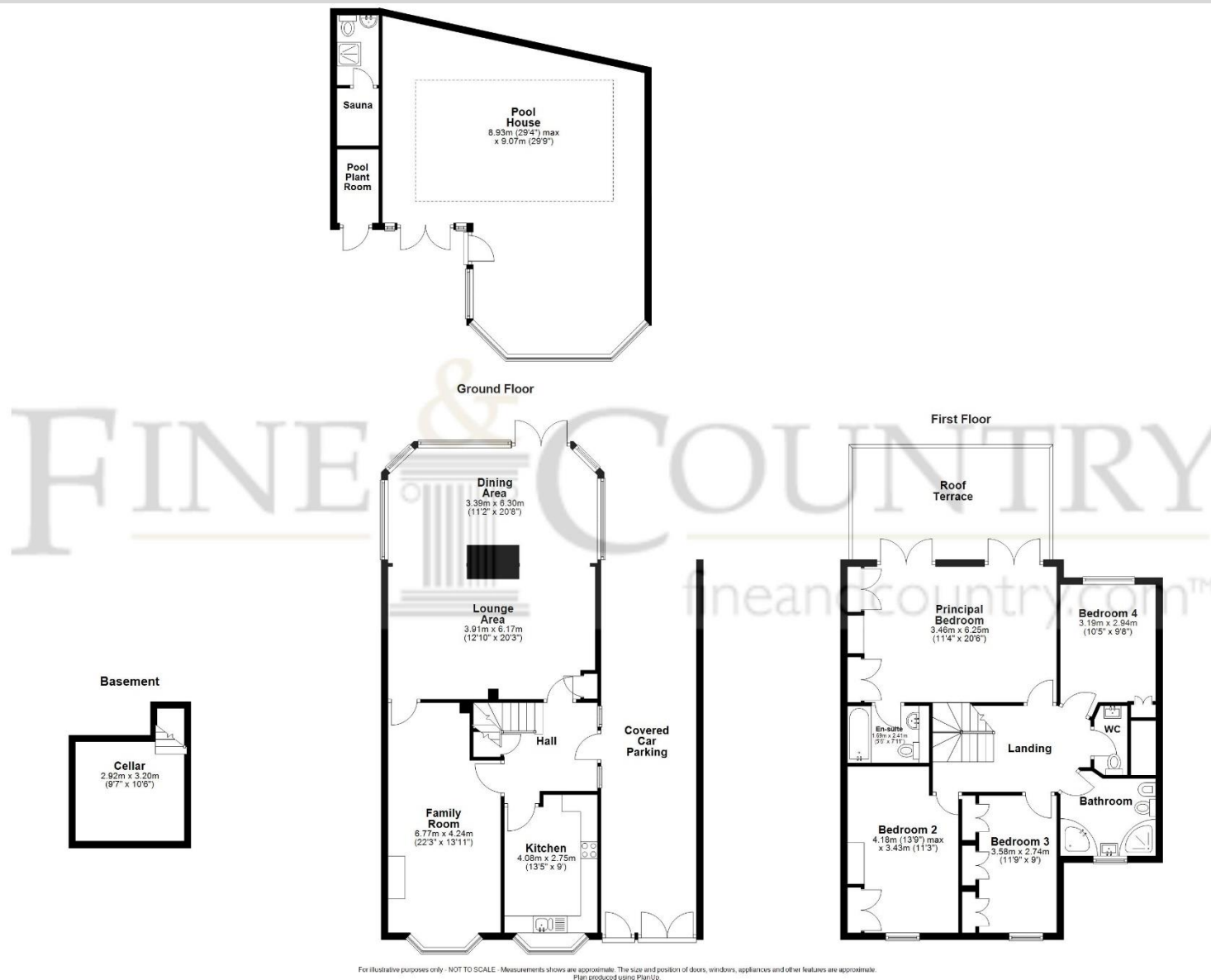
# Step outside

## The Old Dairy

The Old Dairy used to have stables and these have been converted to a swimming pool and spa measuring 29ft by 29ft. The pool cost in excess of £200,000 to build, with no expense spared, with a high tech filtration system and even air conditioning. The uses for this pool house are various but it could be converted to a home office or annex. This pool house and spa has showers, a sauna and could be used to run a business from home. Perhaps a hydrotherapy pool in conjunction with a dog grooming business or for swimming lessons or as a sports therapy and rehabilitation centre. The water is kept at 28/29 degrees consistently and takes very little effort to keep crystal clear and is very economic to run as the costs are virtually nil due to the solar powered panels and heat pump to provide low cost energy. The pool comes with an electric concealed safety cover, which provides both child and pet safety and insulation. The pool is ideal for fitness as you can train against the current, again, ideal for sports therapy or recovery from stroke and heart attacks. For others, it could be a great place for children and grandchildren to have fun as has been the case with the present owner. Adults can relax in the Scandinavian sauna room with tiered seating. The pool house and spa really is a great place to relax and unwind.



The walled garden provides a comfortable space with a lawned area and patio with a pergola and seating area for al fresco dining and BBQs. Parking for 3 cars is behind the double opening doors to the front, and you are permitted to park on Church Street with a parking permit.



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