

# HILLFOOT ROAD

## SHILLINGTON



Asking Price: £285,000

End of Terraced Cottage



2 Bedrooms | 1 Bathrooms | 1 Receptions



## Key Features

- Two-bedroom, end terraced storybook cottage
- Nestled within the idyllic village of Shillington
- Heart warming traditional features, including exposed wooden beams, traditional bedroom doors and an open fireplace
- Re-fitted kitchen, featuring bespoke 'Winter Blue' shaker style units with 'Beatrice' cast iron handles
- Significantly improved throughout
- Re-fitted shower room, perfectly blending traditional and contemporary features
- Private and generously sized, south facing rear garden
- Outbuilding with power connected
- Generous on-road, free for all parking, just opposite the cottage
- Gorgeous curb-side appeal





## Description

Step inside this idyllic character cottage in Shillington village which is rich with traditional features and contemporary enhancements. The cottage immediately exudes a warming, storybook ambience as you enter, with rustic exposed beams and a crackling fireplace in the sitting room, setting a heart-warming scene. The property has also undergone significant improvements throughout to include re-fitted spaces that blend wonderfully with the cottage's original charm, new doors, radiators and a boiler. The cottage briefly comprises an inviting sitting room with a beautiful open fireplace and log store, with tiled flooring that leads into the re-fitted kitchen. The kitchen is tastefully finished with 'Winter Blue' shaker style units and 'Beatrice' cast iron handles. The first floor offers two bedrooms with traditional wooden doors, and a further display of character in the master bedroom. The re-fitted shower room exhibits amazing style with tiling to both walls and floor, and a wonderful blend of traditional and contemporary features. External offerings include an outbuilding with power connected. The vendors currently use this space for their tumble dryer. The south-facing rear garden commands plenty of natural light, and features borders with established fruit trees of apple and pear, a shingle laid seating and barbecue section, and an iconic view of the All-Saints Church tower. Parking is also extremely easy and accessible, with a wealth of free for all spaces on road just opposite the property.



## Ground Floor

The sitting room exhibits a warm and inviting ambience as you enter, the open fireplace quietly crackles away, and the rich, sweet scent of burning logs and freshly brewed coffee flood the room with indulgent aromas. The wonderful presence of stacked tree logs and exposed wooden beams enrich the space with rustic character and effortless charm. Large floor tiles are established and lead into the re-fitted kitchen, which has been updated with premium, bespoke 'Winter Blue' shaker style units, finished with elegant 'Beatrice' cast iron handles and a full stave rustic oak worktop. The kitchen additionally comprises recessed ceiling lights, a Belfast sink with mixer tap, built-in 'Zanussi' oven with a matching four-ring gas hob, built-in 'Zanussi' dishwasher, a bespoke pantry cupboard with a built in Plinth heater, and space for fridge/freezer and washing machine. There is also a thoughtfully established coffee & tea station just under the staircase, and a newly fitted rear stable door, which leads to the external grounds. The sitting room and kitchen merge almost as an open-plan area, with a subtle divide from exposed beams, allowing the space to achieve a cosy yet breathable feel simultaneously.



## First Floor

Ascending the staircase with newly fitted carpet takes you to the first-floor landing, which is complimented by a warm emitted light from a cord pendant light fitting with Edison-style bulb. There is also a loft hatch and traditional wooden doors to all rooms. There are two bedrooms both with fitted carpet, with the master boasting generous space and further character, with plaster and exposed beam walls, and beautifully exposed brickwork from the chimney breast. Bedroom two would also prove ideal for a study space or dressing room, and has an iconic view of the All-Saints Church tower from the window. The shower room is another re-fitted space which perfectly blends contemporary features with traditional ones. It is a three-piece suite, tiled to both walls and floor, and comprises a WC, a vanity hand wash basin with a classic 'Burlington' bowl and copper mixer tap, an enclosed shower unit with a copper rainfall shower head and variegated glaze metro splashback tiles, a copper towel radiator and built in extractor fan.





## Garden & Grounds

External grounds are generous, the property comes with an outbuilding to the rear, which the current owners use as space for their tumble dryer. A cable is connected to the outbuilding to provide power. A straight trail past the outbuilding will take you to your very own private rear garden, which is an absolute sun trap with its south facing position. The rear garden is enclosed by hazel hurdle fence panels, is established to lawn, and additionally features raised borders with established fruit trees of apple and pear, as well as a shingle laid section for outdoor lounging, barbeques and outdoor entertainment. There is a wonderful backdrop view of the All-Saints Church, and the rear garden's overall generous size and positioning could also make it ideal for those who would like a personal allotment space. The face of the cottage exudes humble charm with its cream-coloured rendered coat, low wall enclosure with a picket gate, traditional slate roof tiles, and a decorative vine arching over the window, with handcrafted bird boxes. These delightful details in the property's external appearance curate a distinctive storybook cottage feel.

# Hillfoot Road, Shillington, SG5 3NH

Approximate Gross Internal Area

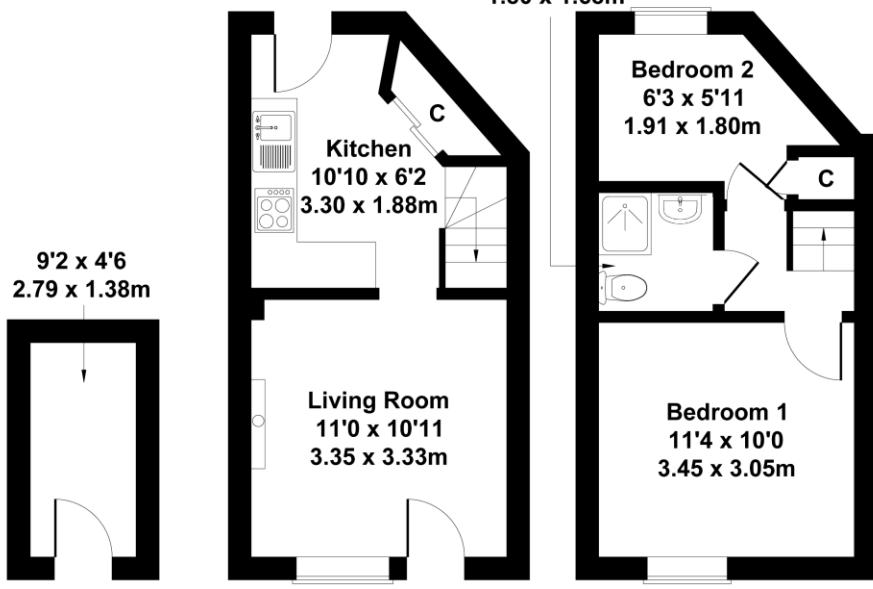
506 sq ft - 47 sq m



Shower Room

5'11 x 5'6

1.80 x 1.68m



OUTBUILDING GROUND FLOOR

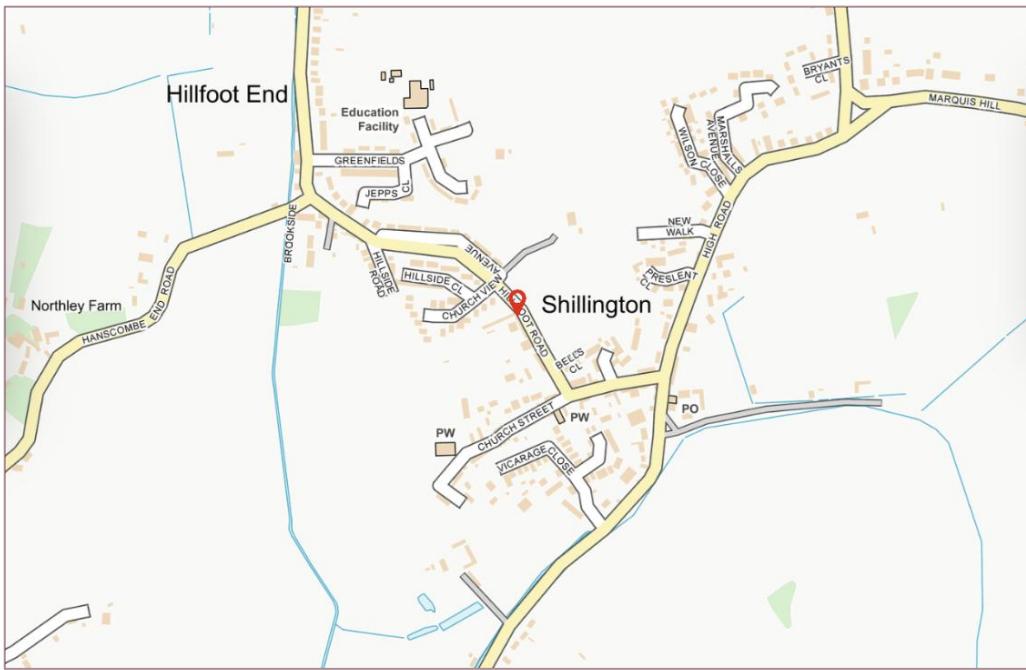
FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026

For Illustrative Purposes Only.

## At a Glance

- EPC: D (63) Potential: B (88)
- Council Tax Band: B (£1,784.07) (Central Bedfordshire Council)
- Hillfoot Road is situated within walking distance to the village's lower school which lies on Greenfields
- Hive thermostat system included
- The owners have installed a new gas-fired combination boiler, which is in the integral storage cupboard of bedroom two
- Brand new radiators
- Brand new, re-fitted carpet on the staircase and landing
- Windows are UPVC double glazed
- New UPVC front and rear doors
- The outbuilding currently has a cable connected for power, which the owners use for storing and using their tumble dryer
- Consumer unit is hidden in a cupboard in the corner of the sitting room
- There is a right of way path, and a pathway which leads to the private, south facing rear garden
- There is an external power point, outdoor tap and outdoor light to the rear of the property
- The property is within walking distance to the village's lower school



## Shillington – Were all the ends meet

Shillington is a humble village located in the southern part of Bedfordshire, sitting just on the edge of the county's border, and is said to be a distinctive shape made up of five 'ends' or hamlets. The village has grown around the prominent All-Saints Church, which is over a thousand years old, and stands on a hilltop overlooking the scenic Chiltern Hills. Shillington is also adored for its wonderful trails, with there being almost thirty miles of footpaths surrounding the village, and briefly contains two churches and pubs, a post office as well as village shop, village hall and lower school. The village is also conveniently situated in proximity to a variety of popular towns, being just a short drive to both Hitchin and Letchworth, which offer a decent range of shops, amenities and railway links. Ampthill is also very close, which is another beautiful town with a booming culture.

TO ARRANGE A VIEWING, PLEASE CONTACT TALISMAN PROPERTY AGENTS

Talisman Property Agents | 4 Saxon Close | Roxton | Bedford | MK44 3EP

T: 07480 064 344

E: [leigh@talismanpropertyagents.com](mailto:leigh@talismanpropertyagents.com)

T