

An aerial photograph of a large, historic red brick house with a central gabled section featuring a bay window. The house is illuminated from within, with warm light glowing from the windows. To the left is a long, single-story brick outbuilding. The property is set in a rural landscape with bare trees and a field in the background under a twilight sky with soft clouds. A small stone well is visible in the courtyard in front of the main house.

# Red House Farm

Upton End Road, Shillington, Hitchin,  
Bedfordshire, SG5 3PG

£1,295,000

country  
properties



Red House Farm is a substantial and characterful village home set within the sought-after Bedfordshire village of Shillington, offering a rare opportunity to create a truly special family home in an idyllic semi-rural setting.

With countryside walks quite literally on your doorstep, the property enjoys a peaceful position within a thriving village community. The house itself provides over 3,000 sq ft of living accommodation, complemented by an impressive range of outbuildings extending to a further 3,000 sq ft of highly versatile space. This presents exceptional potential to adapt, extend or re-imagine the property to suit a variety of lifestyles (\*subject to any necessary consents). The outbuildings lend themselves to a number of \*uses, whether as ancillary accommodation,, entertaining or function space, or for the flexibility to run a business from home.

All of this is set within a generous, enclosed garden backing directly onto paddock land, creating a wonderful connection to the surrounding countryside. Offered with no upward chain, Red House Farm invites the next owners to truly make their mark and create a bespoke home tailored to their own vision in one of the area's most desirable village locations.

- Set in the popular village of Shillington on the Hertfordshire/Bedfordshire border
- 20ft master bedroom suite with dressing area and large en-suite
- A rare, individual and unique opportunity to make your mark and create a bespoke family home tailored entirely to your vision.
- Generous courtyard with ample parking – perfect for multiple vehicles or larger vehicles
- Fully connected to mains services: gas, electricity, water, and sewage
- Offered with NO UPWARD CHAIN



#### Entrance Hall

Solid timber double doors into entrance hall. Stairs raising to first floor. Two radiators. Exposed brick feature wall. Sash windows to side. Feature internal archway. Doors to: Study, Living Room, Utility Room, Kitchen/Breakfast Room, Dining Room and Cloakroom.

#### Cloakroom

Low level w/c. Vanity wash basin. Sash window to side. Shaver point. Tiled splash back. Wood effect flooring. Radiator.

#### Living Room

22' 7" x 20' 11" (6.88m x 6.38m) Sash windows to both sides and rear. Multi-pane double doors with side lights onto rear garden. Feature open stone fireplace. 4 radiators.

#### Study

9' 6" x 7' 10" (2.90m x 2.39m) Obscure sash window to side. Wood effect flooring. Radiator.

#### Dining Room

22' 8" x 11' 11" (6.91m x 3.63m) Two sash window to side and sash window to front. Two radiators.

#### Kitchen/ Breakfast Room

22' 1" x 12' 3" (6.73m x 3.73m) A range of wall and base units with granite work surfaces over. Inset stainless steel 1/2 sink. Unit with swan neck mixer tap over. Integrated oven, microwave and plate warmer. Integrated fridge/freezer. Space and plumbing for dishwasher. Electric hob with stainless steel splash back. Aga (not currently in working order). Ceramic tiled flooring. Sash windows to front, side and rear. Radiator. Door to rear lobby with access out to rear garden. Feature full height obscure window.

#### Utility Room

Sash box window to front. Quarry tiled flooring. Space and plumbing for washing machine. Overhead storage cupboards. Further storage cupboard with shelving.

#### First Floor

##### Landing

Numerous multi-pane sash windows to side. Double cupboard housing hot water tank and shelving. Doors into all rooms. Three radiators. Loft access with pull down ladder.

##### Main Bedroom

20' 8" x 13' 10" (6.30m x 4.22m) Dual aspect sash windows to both sides and rear. Multi-pane double doors onto balcony (#requires reinstatement). Built in wardrobes. Over head storage.

##### Dressing Area

Multi-pane sash window to side. Door into en-suite. Archway through to main bedroom.





#### En-suite

Double shower cubicle. Low level W/C. Bidet. Vanity wash hand basin. Wood effect flooring. Tiled splash backs. Radiator. Obscure multi-pane sash window to side.

#### Bedroom 2

12' 10" x 12' 16" (3.91m x 3.81m) Multi-pane sash window to front. Radiator. Built in wardrobes with over head storage. Radiator. Archway into ensuite.

#### En-suite

Shower cubical. Vanity wash hand basin. Shaver point. Tiled splash back. Obscure multiplane sash window to front. Radiator.

#### Bedroom 3

12' 8" x 12' 3" (3.86m x 3.73m) Multi-pane sash window to front. Radiator. Built in wardrobes and storage.

#### Bedroom 4

12' 1" x 7' 10" (3.68m x 2.39m) Multi-pane sash window to side. Radiator.

#### Bedroom 5

12' 7" x 9' 6" (3.84m x 2.90m) Multi-pane sash window to side. Radiator.

#### Outside

#### Driveway

Accessed via 5 bar gate. Parking for several cars/vehicles. Water tap. Access to outbuildings.

#### Outbuilding 1

#### Double Garage

31' 11" x 16' 1" (9.73m x 4.90m) Up and over door





#### Stable 1

16' 2" x 7' 10" (4.93m x 2.39m)

#### Stable 2

16' 2" x 8' 6" (4.93m x 2.59m)

#### Outbuilding

24' 9" x 14' 11" (7.54m x 4.55m)

#### Stable 3

14' 11" x 10' 11" (4.55m x 3.33m)

#### Outbuilding

24' 9" x 14' 11" (7.54m x 4.55m)

#### Garage

18' 10" x 14' 11" (5.74m x 4.55m). Up and over door.

#### Garage

15' 2" x 14' 11" (4.62m x 4.55m) Up and over door.

#### Outbuilding 2

#### Inner Lobby

Quarry tile flooring. Butler sink. Window to front. Previously used as dog kennels. Power and light.

#### W/C

2 low level W/C's. Quarry tile flooring. Pedestal wash basin with tiled splash back.

#### Store

10' 7" x 8' 0" (3.23m x 2.44m)

#### Store

15' 0" x 11' 0" (4.57m x 3.35m)

#### Games / Entertainment Room

48' 1" x 23' 6" (14.66m x 7.16m) Vaulted ceiling with exposed beams. Sash windows to rear. Built in bar. Feature open fire place with chimney breast. Woodburning stove. Power and lights. Solid timber double doors to front.

#### Rear Garden

Westerly facing rear back garden. Large paved patio area. Laid mainly to lawn with views over paddock land to rear. Service lights.

#### Front Garden

Paved pathway. Laid to lawn with hedge screening to front. Greenhouse on brick base.

#### AGENTS NOTE

#We have been advised the balcony is in disrepair and needs re-building.

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



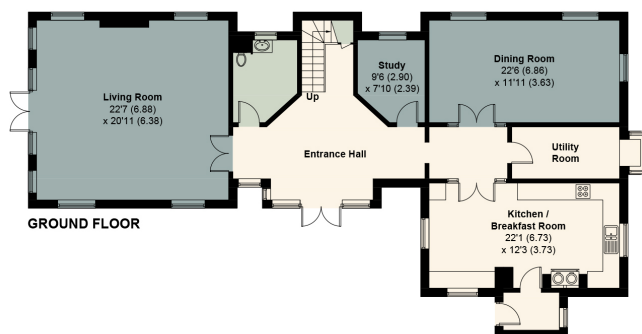
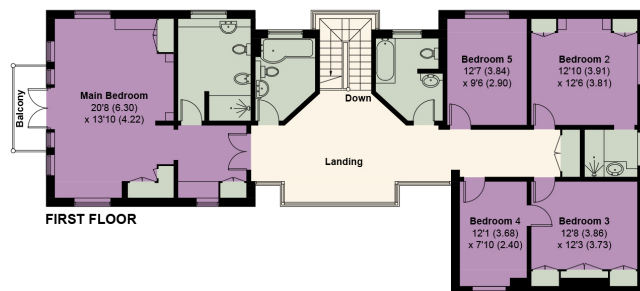








Approximate Area = 299.9 sq m / 3,228 sq ft  
Outbuildings = 329.2 sq m / 3,543 sq ft  
(Including Garage)  
Total = 629.1 sq m / 6,771 sq ft



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Viewing by appointment only

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