



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 reimagine 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

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





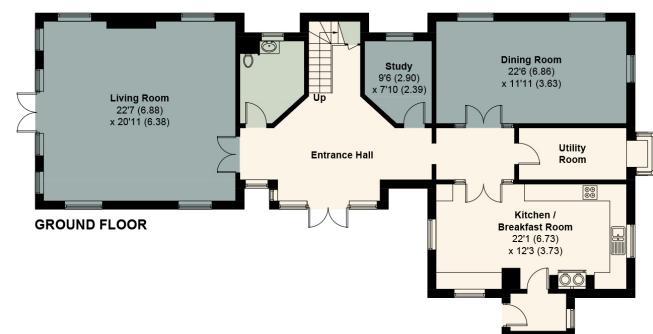
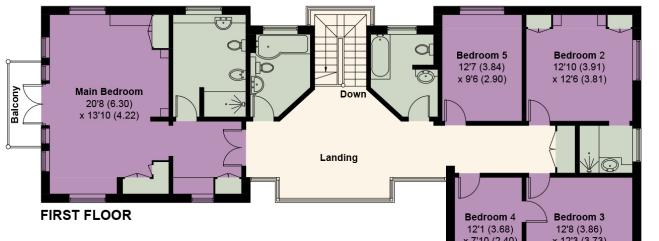


Approximate Area = 299.9 sq m / 3,228 sq ft

Outbuildings = 329.2 sq m / 3,543 sq ft

(Including Garage)

Total = 629.1 sq m / 6,771 sq ft



cp

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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