



29 Church Street, Baldock, Hertfordshire. SG7 5AF





4 Bedroom

Offers in Excess of £975,000 Freehold

Completely restored in circa 2000. This impressive four bedroom, former coach house, is situated on one of Baldocks most desirable roads. Uniquely has a detached purpose built indoor swimming pool and sauna. The property boasts four good size bedrooms. Downstairs has a huge sociable lounge with a glass feature wall, along with a family room and kitchen. The property has ample off street parking, a generous garden and is offered to the market on a chain free basis.

- Ample off street parking
- Walled garden
- Gas fired central heating, uniquely zoned
- 3x generous sized loft spaces with timber flooring
- Situated close to local station, schools, shops & amenities
- EPC rating C. Council tax band F

Ground Floor

Entrance:

Via original style coach house door.

Hallway:

Under stairs storage and basement, complete with water softener and fridge freezer. Tiled floor. Radiator.

Kitchen:

Abt. 13' 5" x 9' 0" (4.09m x 2.74m) Range of fitted wall and base units with granite worktops. Oven, hob, electric fan. Plumbing for washing machine and dishwasher. Double glazed window to front aspect. Integrated washing machine and dishwasher with free standing fridge freezer (leaving all in the house). Sink drainer unit has a waste disposal. New high energy gas boiler, located in kitchen cupboard.

Family Room:

Abt. 22' 3" x 13' 11" (6.78m x 4.24m) Double glazed bay window to front aspect. Radiator 2x. Hard wooden flooring. Feature fireplace and surround. Original style coving and feature Jacobean moulded ceiling. Glass topped original well with observation light.

Open Plan Lounge:

Abt. 20' 3" x 20' 8" (6.17m x 6.30m) Feature wall of glass to rear aspect. 3x Radiators. Hard wood flooring. Original style coving and mouldings. Fireplace. Double glazed window to rear aspect.

First Floor

Landing:

Vaulted sky landing, with electric skylights with rain sensor. Fitted carpet. 2x Radiators. Doors to all rooms.

Principal Bedroom:

Abt. 20' 6" x 11' 4" (6.25m x 3.45m) 2x double glazed doors to roof terrace. 2x Radiators. Fitted carpet. Range of wardrobes. Door to ensuite.

Ensuite:

Heated towel rail. Tiled in bath, low level WC, fully tiled walls and floor.

Bedroom Two:

Abt. 13' 9" x 11' 3" (4.19m x 3.43m) Double glazed window to front aspect. Radiator. Fitted carpet. Fitted wardrobe.

Bedroom Three:

Abt. 11' 9" x 9' 0" (3.58m x 2.74m) Double glazed window to front aspect. Radiator. Fitted carpet. 2x fitted wardrobes and drop down bed.

Bedroom Four:

Abt. 10' 5" x 9' 8" (3.17m x 2.95m) Double glazed window to rear aspect. Radiator. Fitted carpet. Built in wardrobe.

Family Bathroom:

Feature Jacuzzi corner bath. Low level WC. Bidet. Wash hand basin. Walk in shower cubicle. Fully tiled walls and floor. Heated towel rail.

WC

High level cistern WC. Radiator. Wash hand basin. Fully tiled walls and floor.

Roof Terrace:

Large rectangle roof terrace over looking rear garden laid with artificial grass and trellis.

Outside

Poolhouse:

Abt. 29' 9" x 29' 4" (9.07m x 8.94m) Fully air conditioned pool house/conservatory, housing a 24' x 12' heated pool with electric cover. Pool features a counter current swimming system. Incorporates a drop down 10' cinema screen and surround sound. Pool House murals hand painted by the artist Mel Homes. Pool heating provided by heat pump coupled with solar panels. Full equipped, but accessible, underground pool plant room. Double glazed windows and doors.

Sauna:

Fully panelled Scandinavian pine sauna room, with tiered seating and tiled floor.

Shower Room:

Low level WC. Hand wash basin, power shower, tiled walls and floor. Heated towel rail, sliding door.

Garden:

Fully walled garden and small pond. Mainly laid to lawn with paved patio area and mature flower bed borders and brick built alfresco area.

Cobbled Parking Area:

Access via coach house style doors, parking for upto 3 cars.

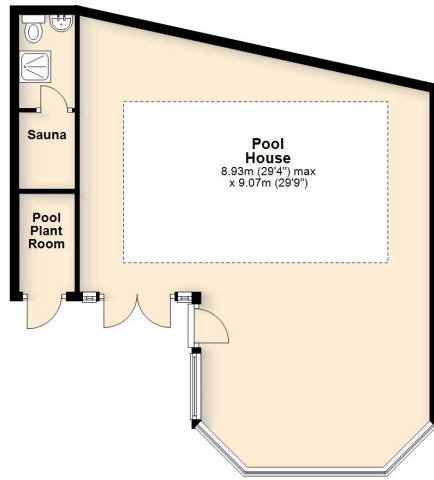
Agents Note:

Draft particulars yet to be approved by vendor and may be subject to change.

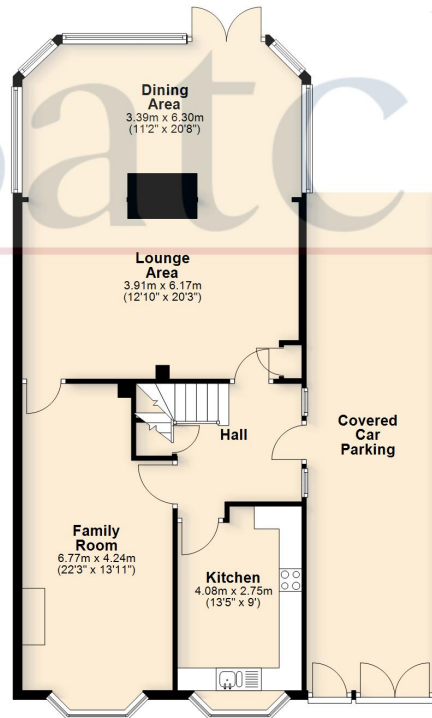
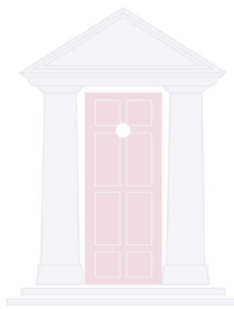




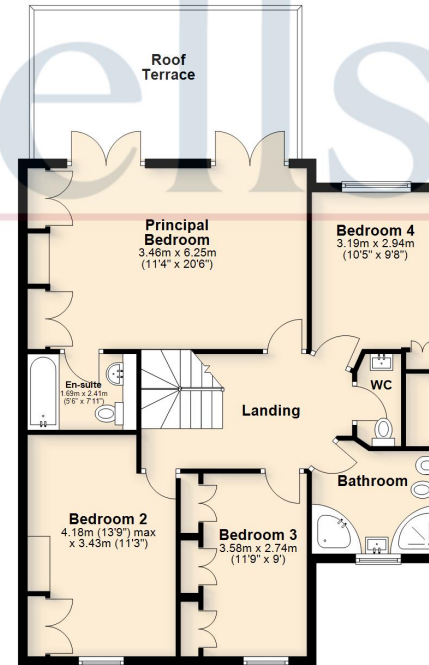
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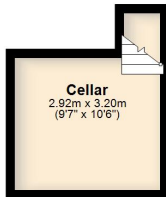
Ground Floor



First Floor



Basement



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.