



# High Street

Pirton, Hitchin,  
Hertfordshire, SG5 3PS  
Guide Price £280,000

COUNTRY PROPERTIES  
PART OF HUNTERS



Situated within the highly sought after village of Pirton, this one to two bedroom period property resides within close proximity to local amenities and countryside walks.

The ground floor accommodation comprises entrance porch, living room with log burner, spacious kitchen, separate laundry room and modern shower room including WC, wash hand basin and walk in shower. To the first floor is a double bedroom with fitted wardrobes and a spacious hall perfect for a snug or a place to work from home with potential to create an additional bedroom.

To the outside is a rear garden benefitting from an outbuilding, patio, and seating area with a pond and shed. The garden provides gated side access to the front of the property.

Pirton is a small village and civil parish three miles north-east of Hitchin in Hertfordshire, England. The church, rebuilt in 1877, but with the remains of its 12th-century tower, is built within the bailey of a former castle. Pirton Grange, which was remodelled in the 18th century, is in the north of the parish, and is a particularly interesting, moated Elizabethan house with a timber framed gatehouse. Hammonds Farm and Rectory Farm, with its tithe barn, are also Elizabethan.

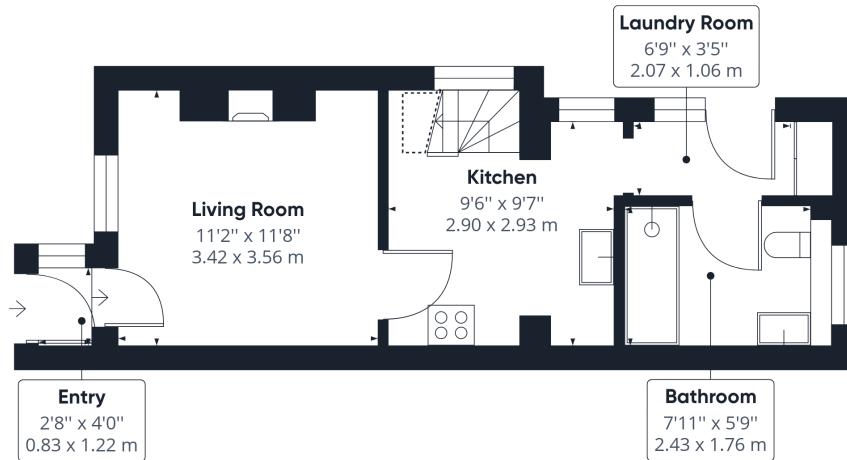
- 1-2 Bedroom period property
- Living Room with log burner
- Separate utility room
- No onward chain
- 14 mins, 5 mile drive to Hitchin train station (as per Google maps)
- 9 mins, 3.6 miles to Hitchin town centre (as per Google maps)



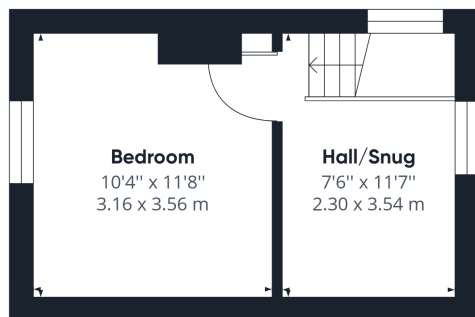








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

516.68 ft<sup>2</sup>  
48.00 m<sup>2</sup>

**Reduced headroom**

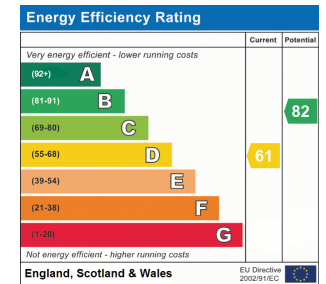
13.10 ft<sup>2</sup>  
1.22 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

www.country-properties.co.uk

