



Merchant House
Bancroft, Hitchin,
Hertfordshire, SG5 1JW
Guide Price **£1,250,000**

country
properties

A stunning 19th century townhouse located in the heart of Hitchin town centre, beautifully restored with the perfect blend of original and modern living.

The award winning restoration was completed in 2014 and Merchant House is now presented in fabulous order throughout and offers versatile accommodation arranged over four floors.

The original front entrance hall boasts the grand staircase and ornate skylight leading up to the first floor and doors to the living room and kitchen, both of which benefit from high ceilings and exposed floorboards. The first floor features three further rooms with large sash windows and en-suite to the main bedroom. The remaining bedrooms are found on the top floor, with one enjoying a useful studio and both sharing the family bathroom. Accommodation extends to the cellar where there is a useful multi-purpose room with natural light, separate utility room and wine cellar.

Outside, the property enjoys a low maintenance walled courtyard garden with brick built shed and gate, leading to the allocated parking which has gated vehicular access from Bancroft.

- Award winning 2014 restoration
- Situated in the heart of the town centre
- Allocated parking to the rear
- Three reception rooms
- Four bedrooms master with en suite
- Family bathroom
- Two reception rooms
- Large kitchen with doors to courtyard garden
- Available now









Approximate total area⁽¹⁾

2956.49 ft²
274.67 m²

Reduced headroom

126.65 ft²
11.77 m²

(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.

GIRAFFE360

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

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

country
properties

country
properties