



# East Street

Lilley, Luton,  
Hertfordshire, LU2 8LW  
Guide Price £285,000

country  
properties



## Delightful Two-Bedroom Grade II Listed Cottage with Garden and Outbuilding

Located in the heart of the charming Hertfordshire village of Lilley, this beautifully preserved two-bedroom Grade II listed cottage offers a rare opportunity to own a piece of local history. Full of character and original features, Post Office Cottages blends traditional charm with practical living spaces and a tranquil garden setting.

The ground floor features a cosy living room with exposed beams and a warm, welcoming feel, a fitted kitchen with country style touches, and a well-appointed family bathroom. Upstairs, the home offers two comfortable bedrooms and a separate shower room ideal for modern convenience within a period layout.

Externally, the cottage boasts a pretty and well-maintained rear garden, perfect for relaxing or entertaining. A versatile outbuilding adds useful storage or potential for a home office or workshop.

Lilley Village is within the Chilterns area of outstanding natural beauty. There is easy access to Hitchin and Luton mainline stations and to M1 and A1(M). Facilities include one public houses, village hall, cricket field, church and bus service. Nearby villages of Offley and Hexton each have primary schools. Hitchin has many bars and restaurants as well as the highly regarded Hitchin Boys and Girls School.

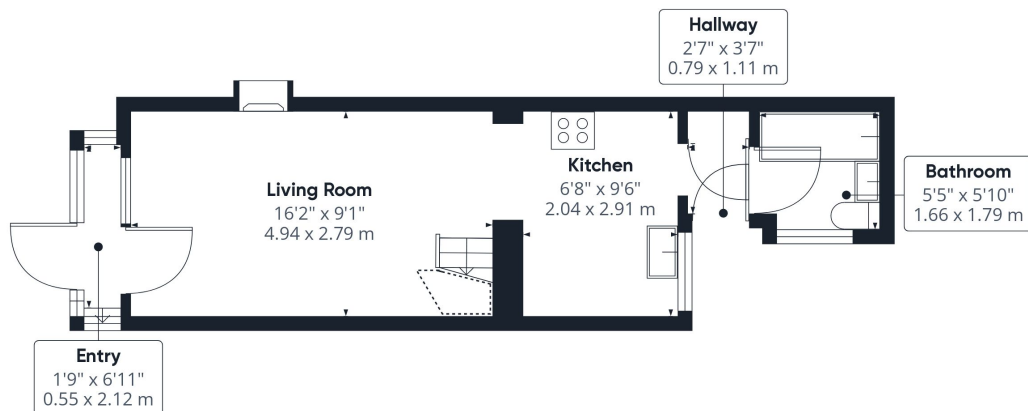
- Two bedrooms and two bathrooms (including upstairs shower room)
- Grade II listed period cottage with character features
- Cosy living room with exposed beams
- kitchen and ground floor bathroom
- Off road parking
- Outbuilding offering additional space or storage
- Located in the heart of the village, close to countryside walks
- 5 miles, 10 minutes drive to Hitchin town centre (as per Google maps)
- CHAIN FREE



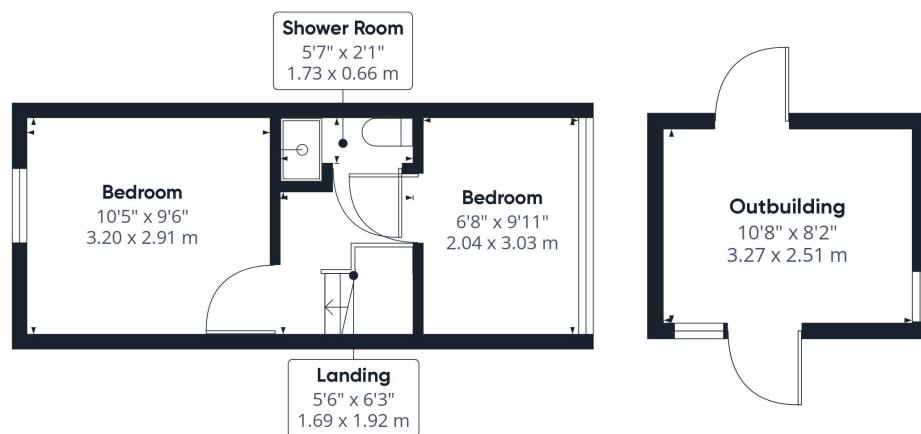








Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

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

575.34 ft<sup>2</sup>

53.45 m<sup>2</sup>

**Reduced headroom**

29.69 ft<sup>2</sup>

2.76 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

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