



# 7, The Old Granary

Ashwell,  
Herts. SG7 5NQ

Freehold £325,000

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properties

CHAIN FREE, charming two bedroom barn conversion is situated within a rarely-available location right in the heart of Ashwell. This modest but deceptively large home provides an ideal first-time purchase or investment. Additionally, with The Old Granary being so close to the high street it is also the perfect property to enjoy all that Ashwell has to offer. The ground floor of the accommodation comprises of a sizeable open planned kitchen and lounge with ample space for dining with stairs providing access to the first floor and door leading to the rear patio space. The first floor includes a family bathroom with two genuine double bedrooms.

- Barn conversion
- Sought after location
- Characterful features
- Allocated parking
- Rear garden space
- Proximity to local amenities
- Council Tax Band C
- EPC Rating C

## Accommodation

### Entrance

Shared entrance hallway, door to:

### Lounge/Kitchen/Diner

22' 5" x 14' 0" (6.83m x 4.27m)

Windows to the front and rear aspect, built in storage cupboard housing the combination boiler, two radiators, stairs rising to the first floor accommodation, door onto the rear garden and patio.

Range of wall and base level units with a roll edge worktop, integrated single sink and drainer, built in gas oven and hob above, space for a washing machine and space for a fridge/freezer.

### First Floor

### Landing

Access to loft.

### Bedroom One

12' 2" x 10' 6" (3.71m x 3.20m)

Two windows to the front aspect, radiator, built in wardrobe, TV point.

### Bedroom Two

10' 7" x 6' 7" (3.23m x 2.01m)

Skylight window to the rear aspect, radiator.

### Family Bathroom

Bath with shower attachment, WC, wash hand basin with pedestal, heated towel rail, tiled walls and flooring, Velux window to the rear aspect.

### External

### Front Garden

Allocated parking space in shingle courtyard.



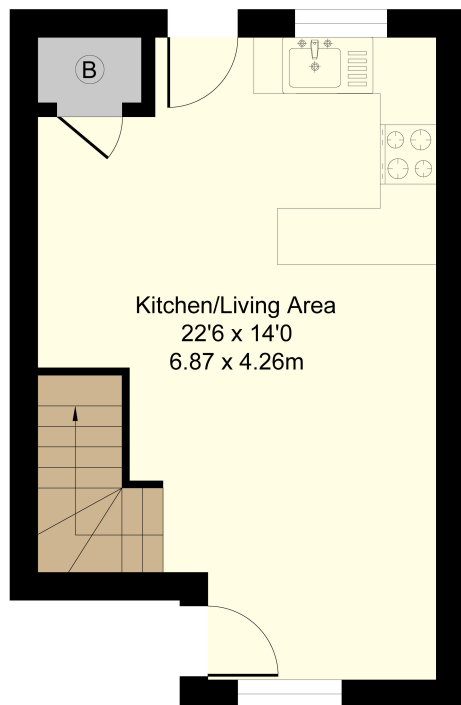
## Rear Garden

The rear garden is mostly paved with borders, enclosed by brick wall and fencing with a tool shed and attractive well stocked planters.

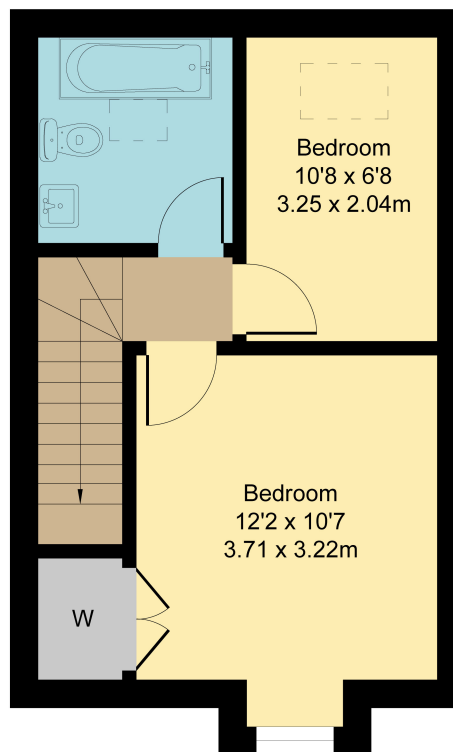


# 7 The Old Granary, Ashwell

**Ground Floor**  
Area: 27.1 m<sup>2</sup> ... 292 ft<sup>2</sup>



**First Floor**  
Area: 29.3 m<sup>2</sup> ... 316 ft<sup>2</sup>



Total Area: 56.4 m<sup>2</sup> ... 608 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

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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