



# Post Office Cottages

East Street, Lilley, Luton,  
Hertfordshire, LU2 8LW  
Guide Price £620,000

country  
properties

Nestled amidst the serene countryside of Lilley, We are delighted to be able to share this amazing opportunity to develop and transform these two wonderful cottages. The two properties are situated on a total plot of approximately 0.135 of an acre. Situated off of East Street, these properties enjoy a tranquil setting surrounded by lush greenery and scenic views, providing the perfect escape from the hustle and bustle of city life.

#### 1 Post Office Cottages:

The ground floor accommodation comprises of entrance porch, living room with fire place, kitchen with internal hallway offering a doorway out to the rear garden and a downstairs bathroom. Upstairs there are two bedrooms and a shower room. To the outside is an enclosed rear garden and whilst being mainly laid to lawn also benefits from a patio area and a brick built outbuilding.

#### 2 Post Office Cottages:

The ground floor accommodation offers entrance porch, living room with open fireplace, kitchen and bathroom with WC, wash hand basin and bath with shower attachment. To the upstairs is a characterful primary bedroom with exposed beams and vaulted ceiling and a doorway leading to the second double bedroom. Outside is parking space for one vehicle, outbuilding for storage and a large garden space mainly laid to lawn.

Lilley Village is within the Chilterns area of outstanding natural beauty. Facilities include two public houses, village hall, cricket field, church and bus service. Nearby villages of Offley and Hexton each have primary schools. There is easy access to Hitchin and Luton mainline stations and to M1 and A1(M).

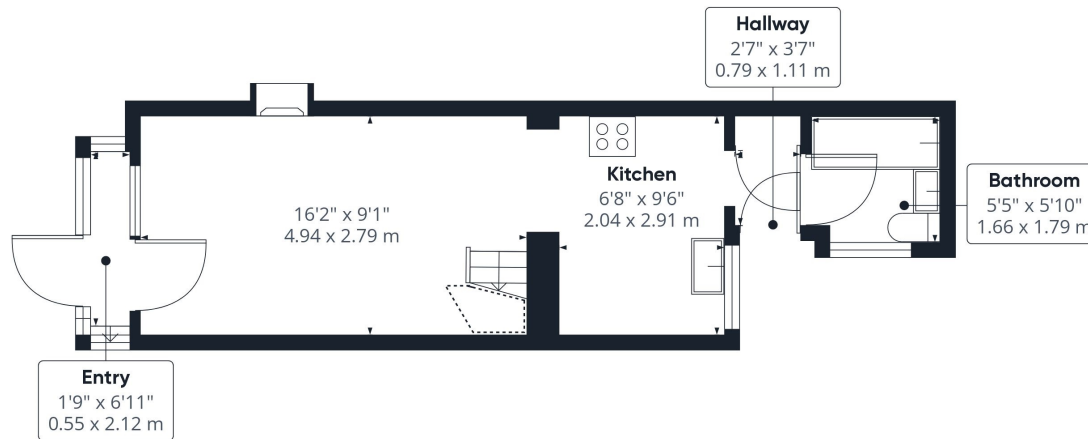
- Develop and transform these two cottages
- Situated on a plot of approximately 0.135 of an acre
- Tranquil setting surrounded by lush greenery and scenic views
- 5 miles, 10 mins drive to Hitchin town centre (as per Google Maps)
- Ample off road parking for multiple cars



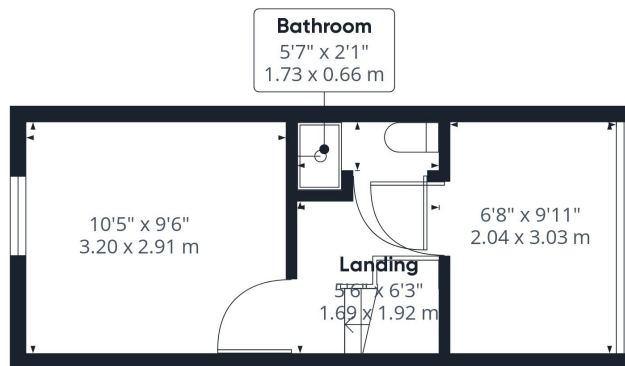




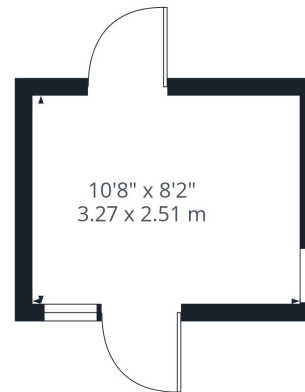
## 1 Post Office Cottages



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

575.33 ft<sup>2</sup>  
53.45 m<sup>2</sup>

**Reduced headroom**

9.9 ft<sup>2</sup>  
0.92 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

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