



Gardiners Lane

Ashwell, Baldock,
Hertfordshire, SG7 5NZ
Offers in Excess of £425,000

country
properties

We are delighted to offer this unique two-bedroom semi-detached character cottage, ideally located in the heart of Ashwell just moments from the High Street. Offered to the market chain free, this charming home presents an excellent opportunity for buyers looking to modernise, reconfigure, and add value.

Upon entering, you are welcomed by a bright and airy entrance hall. To the right is a traditional scullery, combining a utility area and WC. Straight ahead is a good-sized kitchen, filled with natural light and offering ample work surfaces, with scope for updating or redesign to suit individual tastes. To the left of the hallway is the dining room, featuring a decorative cast iron fireplace and staircase to the first floor. The dining room leads through to the characterful living room, complete with a log burner. To the rear, a sunroom accessed via French doors from the living room provides additional living space and opens out to the garden via a further set of French doors.

Upstairs, the property offers two well-proportioned double bedrooms, both benefiting from built-in wardrobes and good natural light. These are served by a generously sized shower room comprising a walk-in shower, WC and wash hand basin.

Externally, the property continues to impress with a charming wrap-around courtyard garden to the side and rear, featuring a paved patio, mature planted borders, a timber shed and log store. The garden and property both enjoy attractive views towards St Mary's Church, adding to the home's unique appeal.

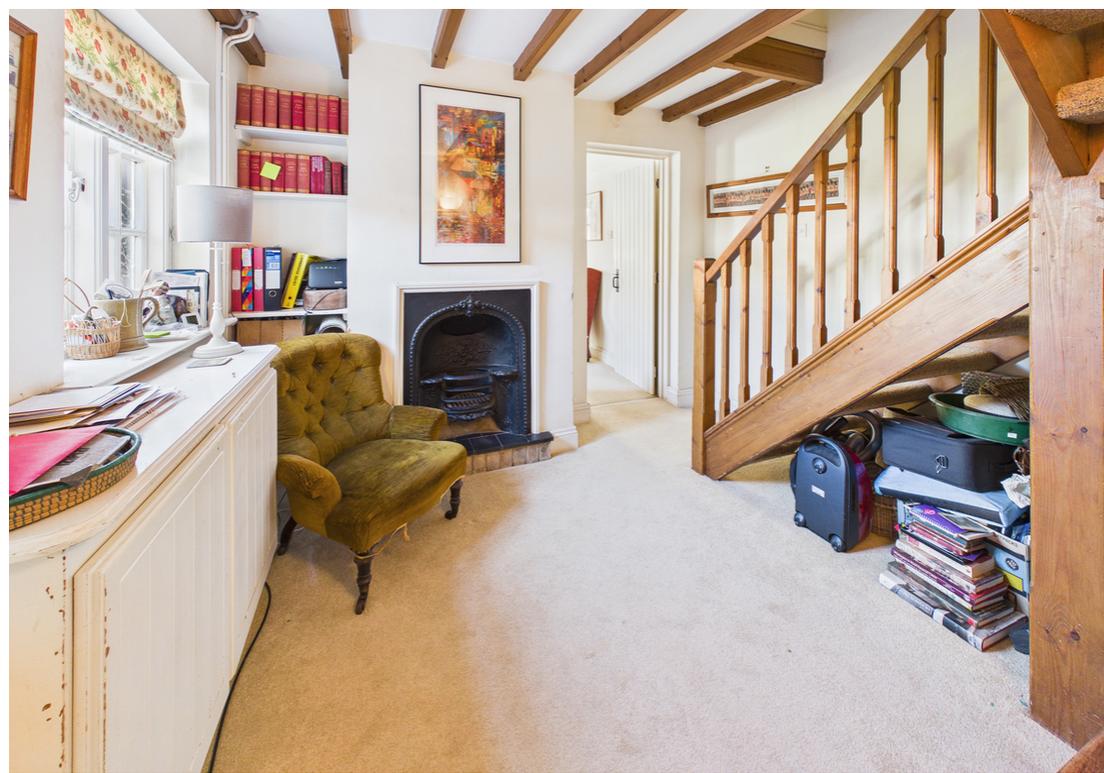
Location

Ashwell is a highly regarded and picturesque village set within the Hertfordshire countryside, steeped in history and character. The village offers a range of amenities including a well-known bakery, butcher, village store, pharmacy, doctors and dental surgeries, along with three popular public houses. The primary school is highly regarded, and further schooling is available nearby. Ashwell & Morden railway station, approximately 1.5 miles away, provides regular services to London King's Cross and Cambridge.

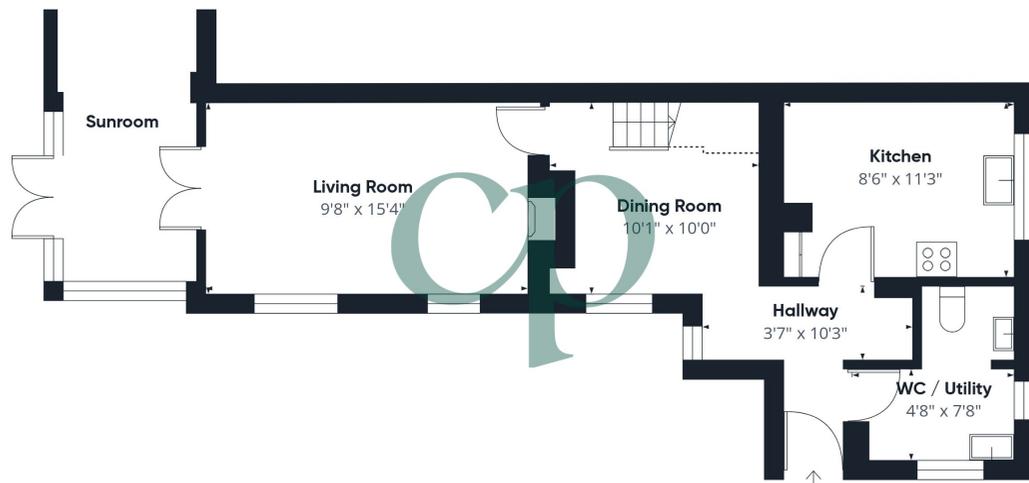
Anti-Money Laundering (AML): All purchasers will be required to complete an Anti-Money Laundering and financial sanctions check once a sale is agreed (subject to contract). This is carried out by a third-party provider at a cost of £60 (inclusive of VAT) per property, payable by the applicant(s).

- 2 Bedrooms - 1 Bathroom - 1 Cloakroom / Utility Room
- Character and charm with original features
- Court yard garden with shed and log store
- Potential to improve or adapt STPP
- Central Village location - Just moments away from High Street
- Council Tax Band D - EPC TBC

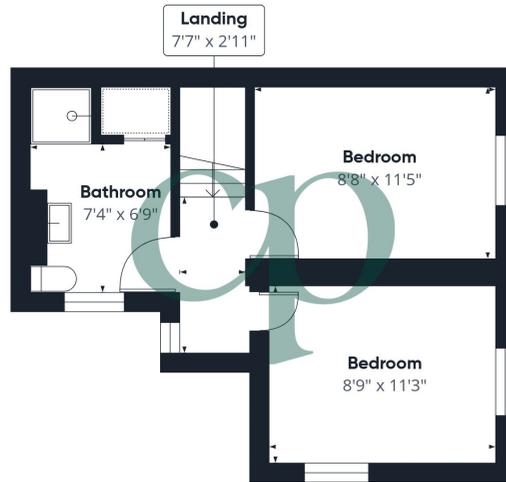








Floor 0



Floor 1



Approximate total area⁽¹⁾
724 ft²
Reduced headroom
19 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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