



Glebe Cottage

Church Lane, Weston,
Hertfordshire, SG4 7DJ
Freehold £1,500,000

COUNTRY PROPERTIES
PART OF HUNTERS
EXCLUSIVE

Country Properties are delighted to offer to the market a simply stunning, 4 bedroom, Grade 2 Listed 16th Century thatch cottage recently extended and renovated to the highest standard throughout, overlooking a plot of approx. 8 acres of open countryside to the rear. This delightful home offers the charm and character of a period cottage with its original exposed oak beams & floorboards, inglenook fireplace and chocolate box frontage, alongside the space and specification of a modern executive home with its bespoke fitted kitchen, vaulted ceilings and underfloor heating via air source pump in the newer areas of the ground floor. The front and rear gardens total approx. 0.3 acre and are beautifully landscaped with a wrap-around terrace, water feature, various trees, raised beds and seating areas overlooking the spectacular 8 acres of open countryside to the rear providing incredible views as far as the eye can see.

This fine home is steeped in local history being considered to be one of the oldest residential properties in Weston. Located on the outskirts of the village directly opposite the Holy Trinity Church, it is thought the cottage once overlooked the original village cottages in the surrounding fields during the 14th Century prior to the Plague, at which time most of the original village cottages surrounding were burnt, leaving Glebe Cottage as the sole original cottage remaining in this location of the village.

- Grade 2 Listed
- 4 Double Bedrooms (2 En-Suite)
- 8 Acres of land to rear included in sale
- Separate self-contained annexe/home office
- Light and airy throughout
- Superb renovation to the highest specification throughout
- 0.3 Acre plot & formal gardens
- Stunning views over open countryside
- Wonderful original character features
- Underfloor heating via air source heat pump



Ground Floor

Entrance Porch

Window to front aspect, built-in coat, shoe storage and seating, opening to:

Entrance Hall

Window to front aspect, doors to:

Formal Dining Room

15' 4" x 14' 6" (4.67m x 4.42m)

Dual aspect with window to front and rear x 2, radiator, exposed original oak beams, Inglenook fireplace housing wood burner, stairs to first floor, door to:

Kitchen/Dining Room

23' 8" (max) x 17' 2" (max) (7.21m x 5.23m)

Dual aspect with window to front and rear, opening to floor to ceiling glazed area with external door to front, range of wall mounted and base level units with quartz work surface over and butler sink, integral double oven, dishwasher, fridge, freezer, electric Aga, central island with base level storage units under a quartz work surface with integral Neff induction hob and rising extractor, opening to:

Lounge

23' 6" x 12' 9" (7.16m x 3.89m)

Window to side aspect, vaulted ceiling with exposed beams, French doors to side and rear overlooking garden and open countryside.

Shower Room

W.C, wash hand basin, double shower, Velux window to rear aspect.

Bedroom 3

13' 4" x 10' 10" (4.06m x 3.30m)

Vaulted ceiling, window to rear aspect, French doors to rear, door to:

En-Suite

Window to rear aspect, free standing bath with shower attachment, W.C, wash hand basin, cupboards housing controls for air source heat pump and underfloor heating.

Bedroom 4

10' 2" x 9' 7" (3.10m x 2.92m)

Window to front aspect.



First Floor

Small landing space, doors to:

Bedroom 1

17' 6" (max) x 12' 6" (max) (5.33m x 3.81m)

Dual aspect with window to front x2 and window to rear, radiator x 2, built-in wardrobes, original feature fireplace, door to:

En-Suite

Window to rear aspect, W.C, wash hand basin, heated towel rail, double shower.

Bedroom 2

15' 0" x 12' 6" (max) (4.57m x 3.81m)

Dual aspect with window to side and front, radiator, bespoke built-in storage wardrobes.

External

Annexe

Self contained annexe with storage/garage space and living/work space -

Front door in to living/office space

18' 9" x 13' 1" (max) (5.71m x 3.99m)

Dual aspect with window to front and to rear, wall mounted electric heater, kitchenette with base level units and quartz work surface over with inset butler sink, integral fridge and washing machine, door to garage/storage space and door to:

Shower Room

W.C, heated towel rail, wash hand basin, shower cubicle.





Garage/Store

20' 0" x 9' 4" (6.10m x 2.84m)
Double doors to front.

Gardens & Land

Front

Enclosed front garden laid to lawn with established trees leading to patio area with raised beds that wraps around to side and rear.

Rear

South-Easterly facing rear garden laid to lawn with attractive water feature/Koi pond, large patio leading to covered seating/BBQ area, gated access on to land to rear. Amazing views over picturesque British countryside as far as the eye can see.

Land

Approximately 8 acres of unspoilt land directly to the rear of the property included in the sale. The land is currently leased to the local farmer who harvests the grass for sale to villagers for equestrian purposes. This lease expires at the end of 2023.

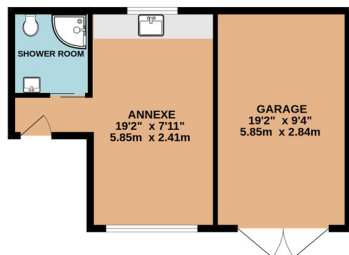
Weston

This picturesque village is popular with ramblers, horse riders and cyclists and is situated within North Hertfordshire located 4 miles north of Stevenage and 2.5 miles south of Baldock. There is easy access to the A505, A507 and A1(M) making it a super destination for commuters looking for a peaceful retreat at the end of a hard day in the office. Within the village there is a highly regarded C of E Primary School that feeds into Knights Templar, a general village store with post office, two village pubs and a village hall that hosts many local events. Holy Trinity Church is the parish church which hosts classical musical concerts throughout the year and in the churchyard is the supposed grave of the legendary giant Jack O' Legs. A lovely place to live and play!





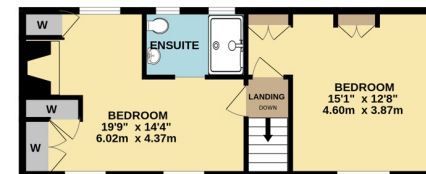
ANNEXE & GARAGE
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
1181 sq.ft. (109.7 sq.m.) approx.



2ND FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 1836 sq.ft. (170.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing by appointment only

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