



# Hare Cottage

75, Hillfoot Road, Shillington,  
Bedfordshire, SG5 3NS  
£295,000

country  
properties

Built in the 1800's, 'Hare Cottage' is a delightful 2 bedroom extended cottage located within the highly sought after village of Shillington on the Herts/Beds border, close to lovely countryside walks and only a short drive to Hitchin for rail links into London.

- Living room with feature fireplace and inset multi fuel wood burning stove
- Kitchen with separate dining area
- First floor bathroom
- Gas radiator heating – gas combination boiler installed approximately 4 years ago
- South westerly courtyard garden plus further large offset garden
- Short drive to the bustling town of Hitchin with many shops, bars and restaurants

## GROUND FLOOR

### Entrance

Reception door opening into:

### Living Room

12' 6" x 11' 10" (3.81m x 3.61m) Multi pane double glazed window to front. Two radiators. Oak flooring. Feature brick fireplace with inset multi fuel wood burning stove on raised brick hearth. Fitted cupboard to chimney recess. Multi pane door opening into:

### Kitchen

12' 6" x 5' 11" (3.81m x 1.80m) A range of wall and base units with beech worksurfaces and complementary tiled splashback areas. Inset ceramic one & half bowl sink with drainer and swan neck mixer tap over. Fitted electric oven with gas hob and extractor over. Space and plumbing for washing machine. Ceramic tiled flooring. Exposed wall and ceiling beams. Stairs rising to first floor accommodation. Steps up to:

### Dining Area

7' 7" x 7' 3" (2.31m x 2.21m) Ceramic tiled flooring. Space for fridge/freezer. Radiator. Wall mounted combination gas boiler enclosed in cupboard. Multi pane double glazed french doors opening onto the courtyard garden.

## FIRST FLOOR

### Landing

Radiator. Doors into both bedrooms and bathroom.



## Bedroom 1

12' 6" x 11' 10" (3.81m x 3.61m) Multi pane double glazed window to front. Radiator. Oak flooring.

## Bedroom 2

8' 2" x 7' 3" (2.49m x 2.21m) Multi pane double glazed window to rear. Radiator.

## Bathroom

Suite comprising 'p' shaped panel enclosed bath with shower over and curved glass side screen, low level wc and pedestal wash hand basin. Fully tiled walls and tiled flooring. Extractor fan. Heated towel rail. Obscure double glazed multi pane window to rear.

## OUTSIDE

### Front Garden

Laid to shingle with mature planting. External light. Footpath to front door.

## Courtyard Garden

Paved area with raised beds and mature flower/shrub borders. Further paved patio area with raised border. Cold water tap. Timber shed to remain. Stepping stone pathway leading to further detached garden.

The vendor informs us there is a shared pedestrian access for the neighbouring properties. We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

## Offset Detached Garden

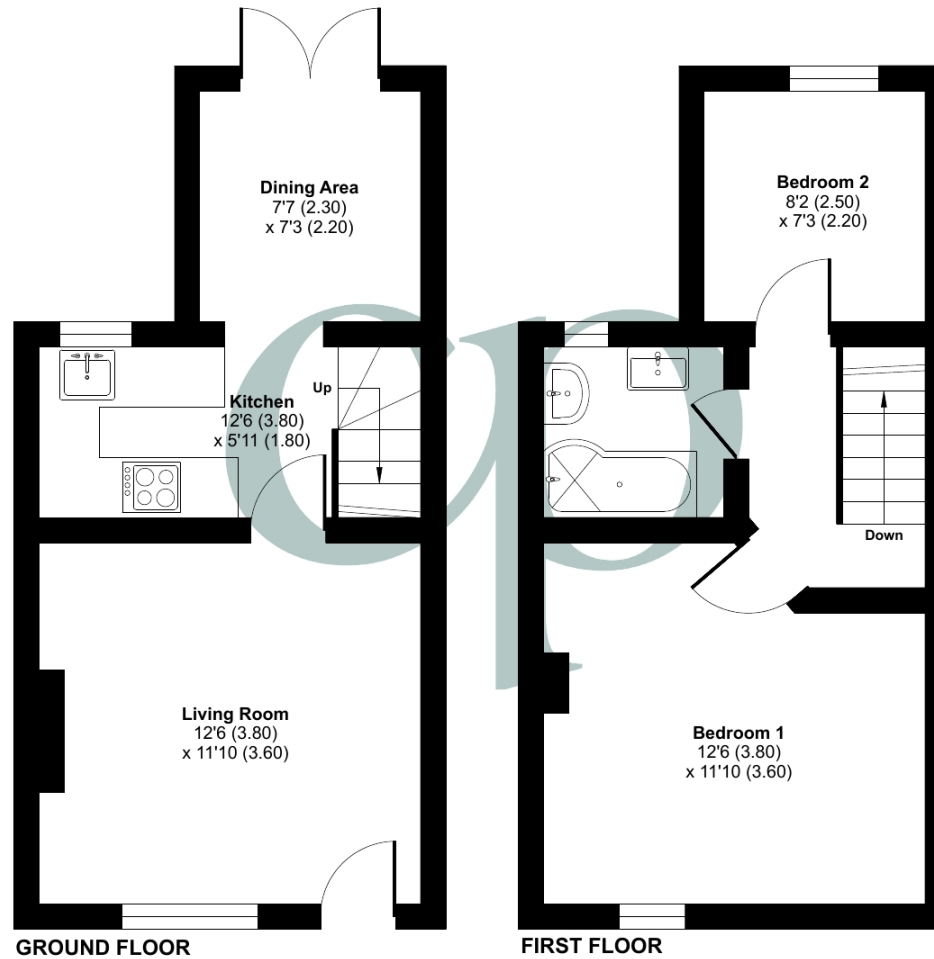
Large south westerly aspect lawned garden with mature shrubs and trees.

PRELIMINARY DETAILS - NOT YET APPROVED  
AND MAY BE SUBJECT TO CHANGES



Approximate Area = 574 sq ft / 53.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1159689

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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