



# 11, Bury End

Pirton, Hitchin,  
Hertfordshire, SG5 3QB  
£350,000

country  
properties



Set in the idyllic village of Pirton this 2 bedroom Grade II listed cottage is offered in superb condition and boasts 2 double bedrooms.

- Just a short commute to nearby Hitchin
- No Upward Chain
- Character features include working inglenook fireplace, latch doors and exposed beams
- Original front of the property dates back to the 1400's
- Master bedroom with en-suite shower room
- 16ft 5 Kitchen/Diner to include all white goods

## Ground Floor

### Living Room

15' 2" x 13' 7" (4.62m x 4.14m) Multi-pane double glazed window to front. 2 x radiators. Exposed wall and ceiling beams. 4 wall lights. Feature open Inglenook fireplace with exposed brick and beam. Front part dates back to circa 1460. Built-in cupboard to chimney recess with shelving. Latch door into Kitchen/diner.

### Kitchen/Diner

16' 5" x 14' 10" (5.00m x 4.52m) Range of wall and base units with roll edge work surfaces over. High gloss brick effect splash backs. Inset stainless steel one and a half sink and drainer unit with swan neck mixer tap over. Gas cooker. Washing machine. Fridge. Ceramic tiled flooring. Radiator. 2 x wall lights. Wall mounted gas boiler. Pantry cupboard with shelving. Two multi-pane double glazed windows to rear. Door onto rear garden. Stairs rising to first floor.

### Bathroom

Panel enclosed bath with low level wc and wash hand basin. Tiled splashbacks. Ceramic tiled flooring. Radiator. Obscure multi-pane double glazed window to rear.

### Landing

Doors into Bedroom 1, Bedroom 2.



## Bedroom 1

16' 8" x 11' 10" (5.08m x 3.61m) Multi-pane double glazed window to rear. Radiator. Door leading to

## En-suite

Shower cubicle. Low level WC. Pedestal wash hand basin. Tiled splashbacks. Chrome heated towel rail. Obscure double glazed window to side.

## Bedroom 2

13' 7" x 13' 0" (4.14m x 3.96m) Exposed wall beams. Multi-pane double glazed window to front. Radiator. Loft access. Built-in wardrobe.

## Outside

### Rear Garden

Paved patio area. Laid mainly to lawn with stepping stone pathway leading to gated access to side with access over neighbouring property. Service light.

## Agents Note

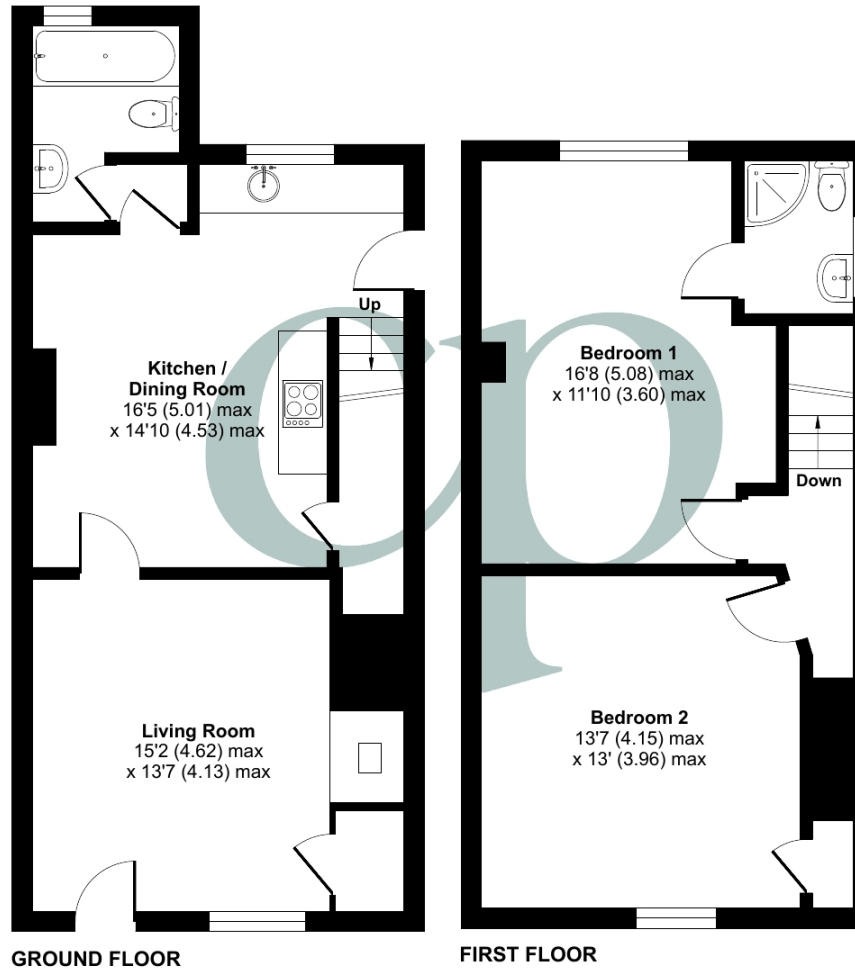
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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



Approximate Area = 958 sq ft / 89 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2025. Produced for Country Properties. REF: 1235369

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## Viewing by appointment only

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