



2 Bedroom Detached House Informal Tender £400,000 Freehold

- Unique thatched cottage
- Grade II listed
- Plot measures approx. 1/3 of an acre
- In need of refurbishment
- Potential to develop plot (STPP)
- Potential to extend (STPP)
- Close to mainline railway station
- For sale by Informal Tender
- Closing date 31st July 2025
- EPC exempt. Council tax band E



OFFERED FOR SALE BY INFORMAL TENDER AT A GUIDE PRICE OF OFFERS OVER £400,000. ALL OFFERS TO BE RECEIVED BY 12 NOON ON THURSDAY 31ST JULY 2025. CALL SATCHELLS STOTFOLD TO SCHEDULE YOUR VIEWING.

Church Lane, Arlesey, Bedfordshire. SG15 6UX



General:**Description:**

This is a unique opportunity to acquire a Grade II listed thatched cottage located on a plot that measures just over a third of an acre. The property itself is in need of refurbishment and could be extended subject to the relevant permissions. There is also the potential to develop the large plot and build additional properties (subject to planning permission). For further details and your appointment to view please contact Satchells Stotfold.

Location and Amenities:

Arlesey is a village with many amenities including three village stores, two of which are post offices, medical practice and pharmacy, pubs, restaurant, beauty salons, barbers, schools and the Acre Wood Day Nursery. Arlesey has its own train station with a thirty eight minute connection to London. It also has direct access to the A507 and the A1 motorway, perfect for any commuter. Less than fifteen minutes' drive are the larger towns of Letchworth Garden City and Hitchin with a great community and lots to offer including many high street stores, cafes, restaurants, pubs, banks and train stations.

These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.