

BELVOIR!

Hitchin
32 Bancroft, Hitchin, Hertfordshire, SG5 1LA

Ladygrove Mews, Preston, Hitchin, Hertfordshire SG4 7SA



Guide Price £650,000 Leasehold

Call: 01462 433 949

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LOFT BARN CONVERSION SET IN STUNNING AND PEACEFUL PRIVATE SURROUNDINGS. Belvoir take great pleasure in offering this property for sale. Nestled on the outskirts of the highly sought-after village of Preston and surrounded by beautiful countryside, Ladygrove Mews is a stunning conversion of Grade II listed Lutyens-designed farm buildings offering a wealth charm and character. Set on a private gated development located just three miles from Hitchin, the property is a stylish and spacious "loft" apartment of approximately 1300sqft.

This sympathetically converted property blends original features with contemporary and luxurious interiors of high specification, offering a home of distinction designed specifically for the professional buyer or down-sizer. With exposed timber beams and vaulted ceilings accompanied by Geo-thermal underfloor heating and "smart control" system this home provides low maintenance living without compromising on luxury and space.

Viewing is highly recommended to really appreciate the property's location and features



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The quality craftsmanship is evident throughout this home with real oak veneer internal doors, Porcelanosa tiling and ROCA sanitary ware and furniture to the bathroom and en-suite. These high standards are truly exemplified in the contemporary high specification kitchen complimented by granite work tops throughout, and wrapping around the original fire place creating a generous and practical breakfast bar.

Cooking in this kitchen will be a pleasure with a full height double glazed window over-looking the grounds and allowing plenty of natural light to flood in, and an individual touch screen thermostat controlling the kitchen's underfloor heating. A very useful separate utility room off the kitchen provides for all your laundry needs.

The spacious open living room exudes charm under a beamed vaulted ceiling, with Velux and dormer windows overlooking the beautiful front gardens to Ladygrove Mews. The sunshine at mid-day travels through the skylight opening the natural colours of the oak timbers with discrete LED spotlighting to the roof joists offering warm lighting in the evenings up to the highest points of the beautiful vaulted ceiling.

The refined craftsmanship and performance of Bang & Olufsen wirelessly and remotely control the ambience throughout this home, with identical technology managing the geothermal underfloor heating system that warms the home throughout from anywhere in the world on your smart device.

The two generous double bedrooms are given a light and airy feel by both double glazed Velux and dormer windows over-looking part of the exquisite gardens, to provide a peaceful setting to retire to at the end of the day. The master en-suite leaves you spoilt for choice between a soothing bath or invigorating shower as you require.

Within this rural and well established setting you will enjoy an additional 'secret' garden offering beautifully maintained spaces for relaxing by the ornate fountain surrounded by landscaped lawns and borders, and sheltered BBQ area with fully equipped summer house for all your entertaining needs.

Ladygrove Mews

A private and exclusive development approached through a gated entrance with security phone system.

FIRST FLOOR

Entrance

Approached via open staircase under storm porch leading to front door. Solid front door into:

Lobby

Full height double glazed window to front aspect. Glazed door to:

Inner Corridor

Opening to lounge/diner. Doors to bedrooms and bathroom. Airing cupboard housing Megaflow system that operates as part of a geothermal underfloor heating system Wi-Fi network monitor allowing full control from anywhere in the world on a smart device.

Lounge/Diner

37'8" x 19'8" (11.50m x 6.00m)

(Measurements to include kitchen area) Beamed vaulted ceiling with both Velux and Dorma windows to rear aspect. LED spotlights with additional LED lighting fitted discretely to the beams. Bang & Olufsen Beolab wall speakers accompanied by further roof mounted speakers provide for an ambient atmosphere whether watching television or relaxing with some music. Wireless control unit wall mounted for ease and with connectivity via smartphone, tablet or PC.

Kitchen

Two double glazed windows to side aspect. Fitted with a range of base and eye level units providing storage with granite work-surfaces. Three built-in eye level ovens and further warming drawer. Five ring convection hob inset to work-surface with stainless steel chimney hood extractor over. Stainless steel double sink and drainer with swan neck chrome mixer tap. Additional appliances include a stainless steel American style fridge freezer and slim-line glass fronted wine cooler.

Utility Room

10'9" x 5'2" (3.30m x 1.60m)

Fitted with a range of base and eye level units providing storage. Stainless steel sink inset to work-surface. Space and plumbing for washing machine.

Master Bedroom

19'8" x 12'5" (6.00m x 3.80m)

Beamed vaulted ceiling with both Velux and Dormer windows to rear aspect. Door to:

En-suite

8'6" x 8'2" (2.60m x 2.50m)

Four piece suite comprising of panel enclosed bath with chrome mixer taps, enclosed corner shower cubicle, hand wash basin mounted in vanity unit and wall-mounted low level flush wc with concealed cistern.

Bedroom Two

13'1" x 11'9" (4.00m x 3.60m)

Beamed vaulted ceiling with both Velux and Dormer windows to rear aspect. Door to eaves storage.

Bathroom

8'2" x 5'8" (2.50m x 1.75m)

Contemporary suite comprising of double width walk in shower, hand wash basin mounted in vanity unit and wall-mounted low level flush wc with concealed cistern. Chrome heated towel rail.

EXTERIOR

Communal Gardens

A stunning and beautiful communal garden is available for use throughout the year, including a BBQ grill, summer house and eating areas for relaxing. Flower borders, herb and rose garden are complimented with a feature fountain and pond.

Parking

Two allocated parking spaces. Additional visitor parking available.

External Storage

Secure lock up unit externally with individual brick built enclosed storage areas.

DISCLAIMER

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AGENT'S NOTE

Belvoir are informed of the following:

Lease - 999 years from conversion
Associated costs as informed by the owner - £100 per month to include buildings insurance, gate servicing, common grounds and garden maintenance.

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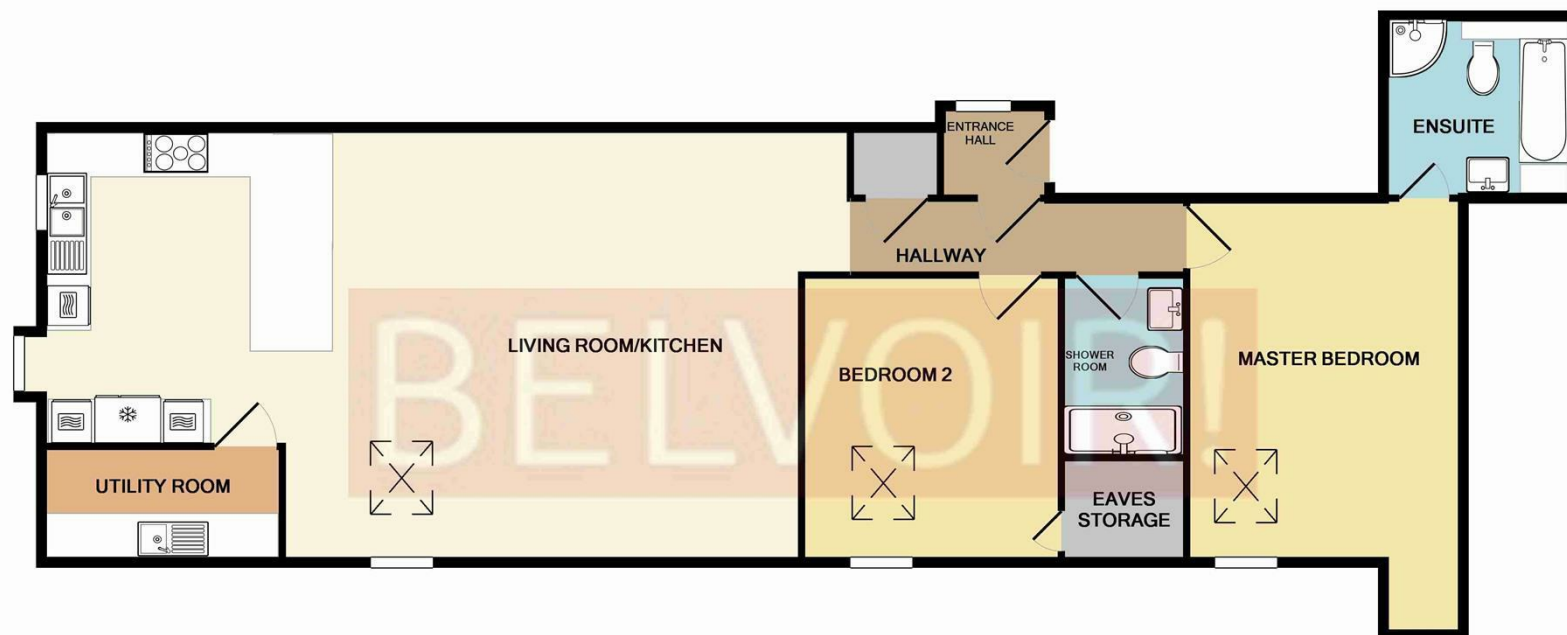
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TOTAL APPROX. FLOOR AREA 1283 SQ.FT. (119.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		