



Mill Cottage
Purwell Lane | Hitchin | SG4





Step inside

Mill Cottage

A hidden gem located in the heart of Hitchin's thriving market town! We bring to market, this beautiful 4 bedroom detached cottage located on a private road with stunning field views. Only a short walk to Hitchin's mainline train station, this property is not to be missed.

'Mill Cottage', a beautiful 16th century detached property located on a private road in the heart of Hitchin's thriving market town. This cottage is truly a one off, boasting a wealth of attractive period features along with a more conventional layout, making it an ideal family home. Well presented throughout, it's picturesque location displays wonderful views of paddocks to the front aspect.

Further benefits include a self-contained one bedroom annex to the side (currently let) that could serve as multiple uses including a Granny Annex or further extension to the existing property. Externally there is a private landscaped rear garden and allocated parking for multiple vehicles.

Entrance

Entry via an original solid wooden front entry door with a canopy overhead, leads you into an entrance hallway with stairs rising to first floor; doors leading to Kitchen & Living Room and feature window to front aspect.

Principle Reception Rooms

The property's living space is well proportioned with a generous main living room boasting an array of character features including exposed beams, an impressive inglenook fireplace and

original windows to front, rear & side aspects. The dining room is well positioned to the Kitchen, making it ideal for entertaining & everyday use. From here you have access to an additional reception area currently being used as a Study.

Kitchen

The Kitchen/Breakfast room comprises hard wearing tiled flooring throughout, a range of base and eye level units with solid wood worksurfaces, stainless steel double sink, tiled splash back areas, space for washing machine & dishwasher; integrated eye level double 'Bosch' oven, integrated fridge/freezer & integrated hob with extractor over. There is also a breakfast bar area & windows to front & rear aspects.

Bedrooms

There are four well proportioned bedrooms all of which can serve as double bedrooms. Bedroom 4 is accessed via Bedroom 2 but could also be used as a dressing area or converted into an additional En-Suite (SPP). There are built in wardrobes to multiple bedrooms with an En-Suite to the master.

Family Bathroom

A modern four-piece suite with tiled flooring comprising a free-standing bath, low level flush WC, vanity hand basin, walk in double shower unit, mosaic tiled splash back areas and window to front aspect.







Step outside

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Annex

The east side of the property currently serves as a spacious one-bedroom annex comprising Bedroom, Kitchen, Shower Room & WC. It is currently let out but could serve multiple uses for any potential purchaser.

Externals

The property is set on a private plot with a small picket fenced front garden & landscaped enclosed gardens to the rear. There are both lawn & patio areas with a raised flowerbed border, sunken feature pond & a range of bushes & shrubs. A side gate creates access to the front of the property and double doors lead to the annex.



EPC Exempt - Grade II Listed

Mill Cottage, Purwell Lane, Hitchin, SG4 0NF

Approximate Gross Internal Area
187.0 sq m / 2013 sq ft

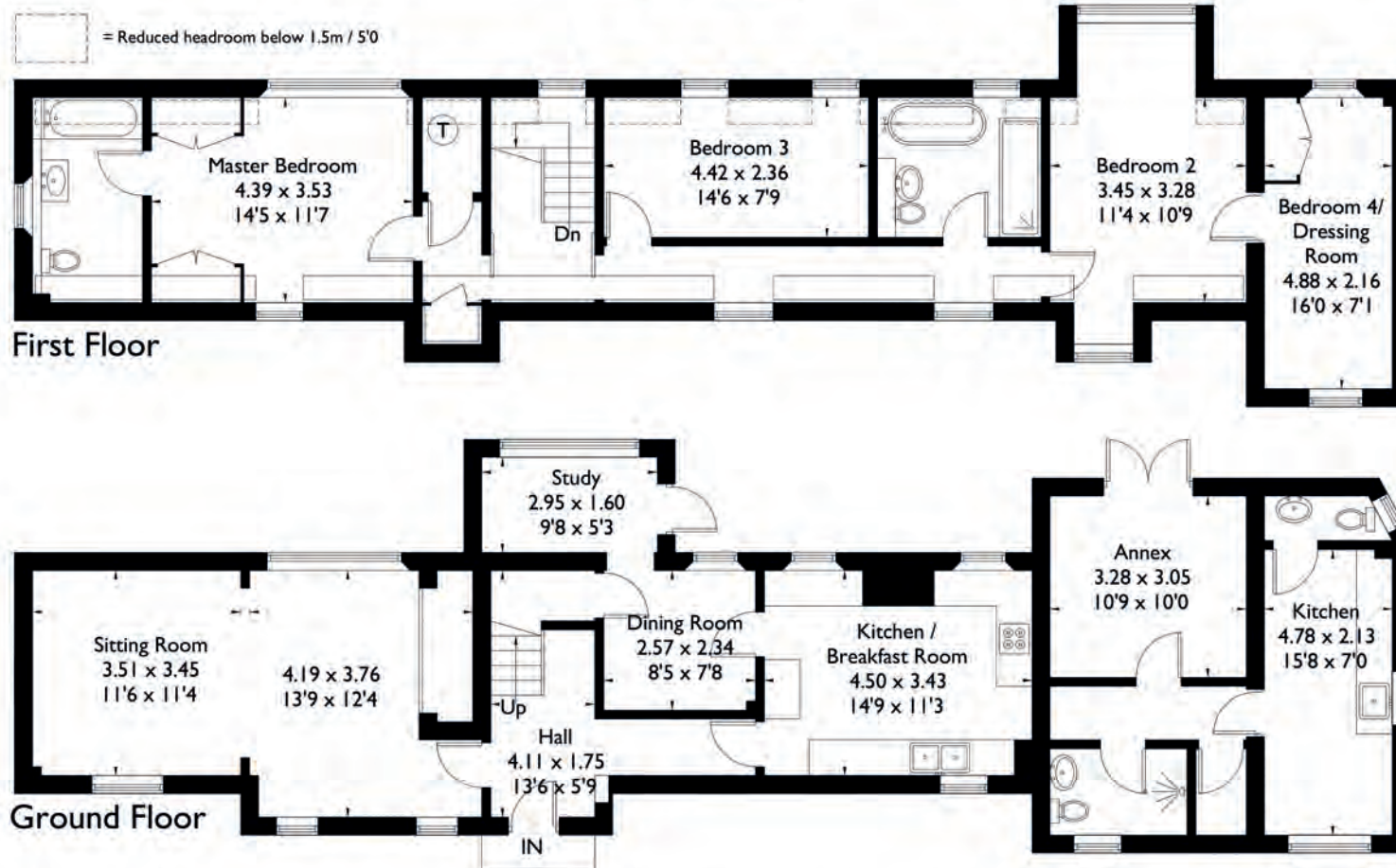


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