



Alder Barn • The Dixies • High Street • Ashwell • Baldock • Hertfordshire • SG7 5NT

£1,700 Per Month

Charter Whyman

TOWN & VILLAGE HOMES



THE ACCOMMODATION

Entrance Hall • Cloakroom • Separate WC • Sitting Room with Gallery over part • Kitchen/Dining Room • Utility Room • Boiler Room/Pantry
Landing • Split-level Bedroom 1 • Bedroom 2 • Bedroom 3 • Galleried Study, Family Room or Occasional Bedroom over Sitting Room • Bathroom • Shower Room

SPLENDID BARN CONVERSION

VERY SPACIOUS AND VERSATILE ACCOMMODATION

SUPERB EXPOSED OAK TIMBER FRAME

THE PROPERTY

This superb barn conversion gives you the best of both worlds - a modern home created within a characterful period shell with a wealth of fine exposed heavy oak timbers. The spacious L-shaped sitting room has a gallery over part with the remainder of the room rising to the full height of this fine building. An impressive kitchen/dining room is the other principal living space on the ground floor.

In addition to the versatile gallery over the sitting room - study, family room or occasional bedroom - the first floor provides three bedrooms, a bathroom and a shower room.

The house benefits from double-glazing and gas fired central heating.

The property is available for rent furnished or unfurnished.

THE OUTSIDE

Alder Barn forms part of a complex of former farm buildings arranged in a quadrangle around a central courtyard. The courtyard, which is accessed from Back Street, provides parking.

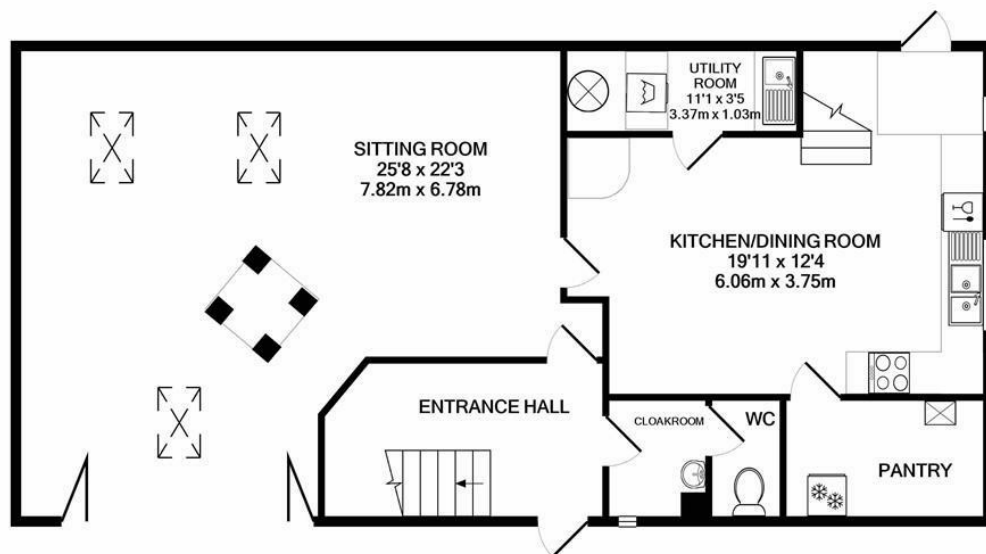
There is a small terrace, laid mainly to artificial turf to the front of the barn.

THE LOCATION

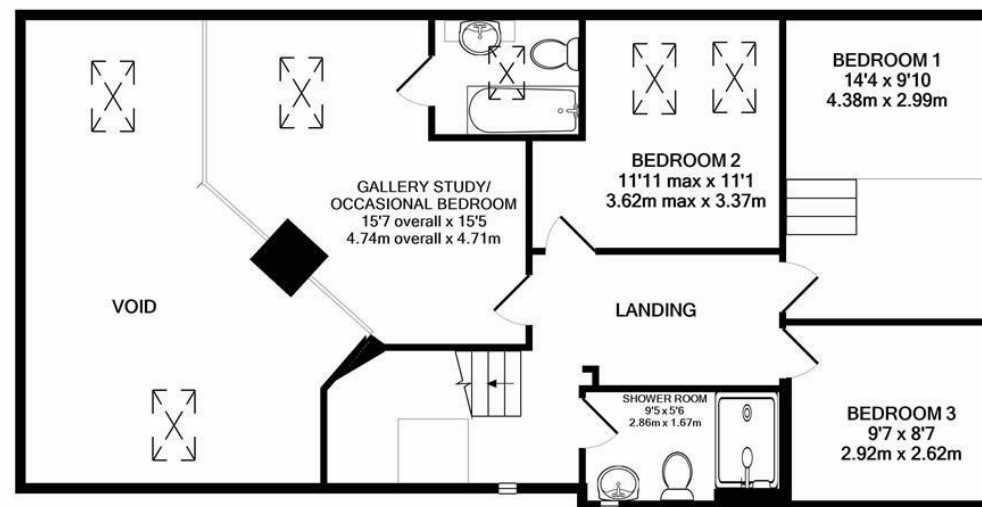
Ashwell is a beautiful large village with a wealth of fine period properties and stunning streetscapes set in attractive countryside in north Hertfordshire. Ashwell & Morden railway station on the Cambridge to London Kings Cross mainline is just 2.4 miles away in the hamlet of Odsey. Alternative stations are available in the nearby towns of Baldock, Letchworth Garden City and Royston. All provide regular services to London Kings Cross and Cambridge throughout the day. For road users, Ashwell is conveniently located for access to the A1(M), A505 and A507.

Ashwell provides a wide range of local amenities including shops, pubs, primary school, dentist, doctors' surgery and a fine parish church. A wider variety of facilities are available in the towns mentioned above. Hitchin, Buntingford and Biggleswade are also within easy reach. Cambridge and Bedford are both within 20 miles.





GROUND FLOOR
APPROX. FLOOR
AREA 1011 SQ.FT.
(93.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1008 SQ.FT.
(93.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2019 SQ.FT. (187.6 SQ.M.)
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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TOWN & VILLAGE HOMES



EPC RATING

Band - C

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000
www.north-herts.gov.uk

COUNCIL TAX

Band -



RESERVATION/HOLDING DEPOSIT

Equivalent to one week's rent.

A full scale of charges is available on request.

DEPOSIT

You will also be required to pay a dilapidations deposit equivalent to 5 weeks' rent prior to the start of your tenancy. This will be lodged with the "Deposit Protection Service".

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

Charter Whyman

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www.charterwhyman.couk