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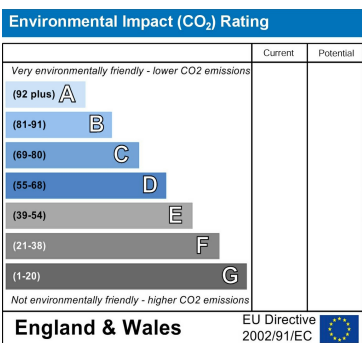
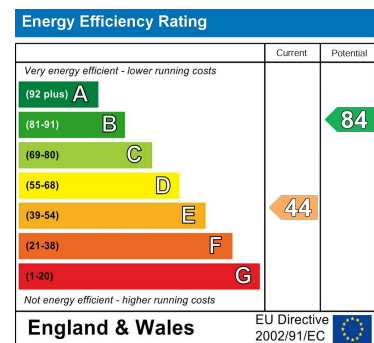
2 Layston Cottages, Hare Street, SG9 0DZ

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Price £450,000

Located in the linear village of Hare Street near Buntingford, Layston Cottages presents a delightful opportunity to acquire a period semi-detached house, steeped in character and history, having been built in 1880. The semi-detached nature of the property provides a sense of privacy while still being part of a friendly community. The period features throughout the house add a unique charm and the enticing secluded garden adds an element of mystery. Perfect for those who love village life yet still want the convenience of a town being only 5 minutes away.

- Characterful cottage in the Linear village of Hare Street
- Stunning living / dining area with sky lights and velux windows
- An interesting private and mystical garden
- Hot tub
- 5 minutes from Buntingford town and the A10
- Flexible living accommodation
- Bi-fold doors leading out to the garden
- Bespoke kitchen
- Dual facing wood burning stove seperates living spaces
- Short stroll to the village pub



Approximate Gross Internal Area
83.69 sq m / 900.83 sq ft

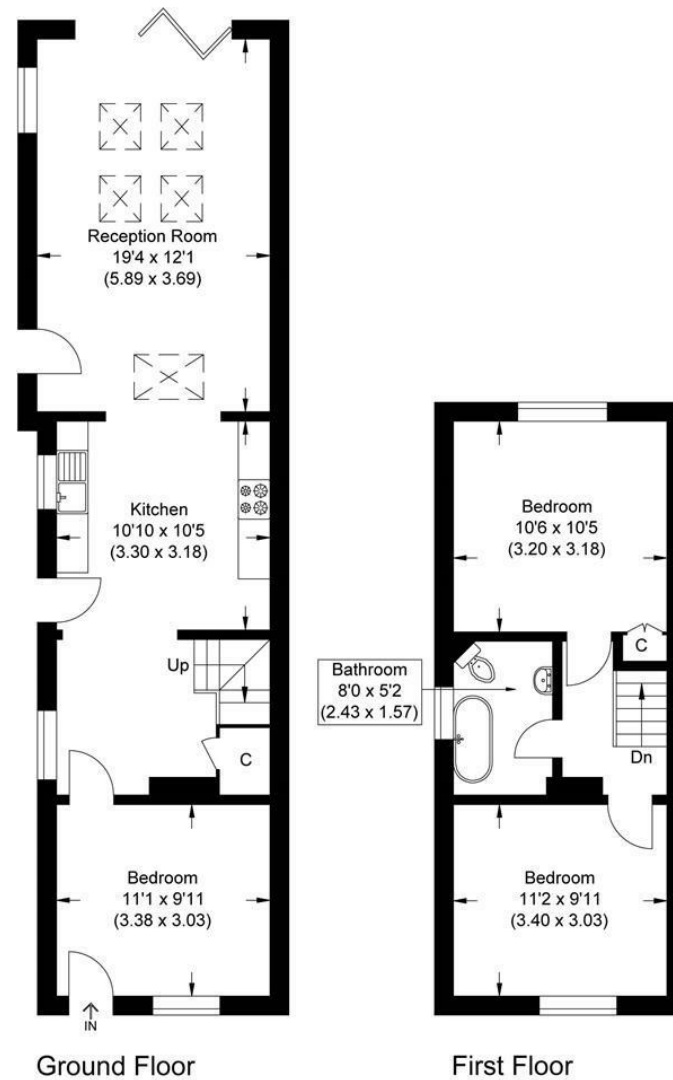


Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Entrance

Gated access to the side leading to side entrance to the property and the garden.

Lounge Area

Wood effect tiled floor. Underfloor heating. Wall lights. Ceiling spot lights. Sky light. Opens through to:

Dining Area

Wood effect tiled flooring. Underfloor heating. Four Velux windows. Window to side aspect. Bi-fold doors open on to the garden.

Kitchen

Solid timber bespoke kitchen with granite countertops. Butler sink with antique brass tap. Space for dishwasher. Space for washing machine. Inset ceiling lights. Tiled floor. Electric oven with extractor hood over. Glazed external door to side aspect. Window to side aspect.

Home Office Space

Dual facing wood burning stove within brick fireplace. Tiled floor. Cupboard containing consumer board. Understairs storage cupboard. Stairs to first floor. Window to side aspect.

Bedroom Three

Dual facing wood burner within brick fireplace (Home Office Space). External door to front aspect. Tiled floor. Wall mounted electric heater. Exposed ceiling beams. Window to front aspect.

First Floor**Galleried Landing**

Access to boarded loft. Doors leading to:

Bedroom One

Wall mounted electric heater. Window to rear aspect. Storage cupboard.

Bedroom Two

Wall mounted electric heater. Window to front aspect. Feature brick wall.

Bathroom

Claw foot bath tub with shower over. High level flush w/c. Pedestal wash hand basin. Chrome ladder style radiator. Tiled walls. Vinyl flooring.

Outside**Front**

Steps up to the fenced small garden. Path to side gate leading to entrance.

Garden

A mystical private garden with many areas of interest leading from the bi-fold doors of the dining room: Decked area with raised beds and mature shrubs. Steps to a patio area with a water feature and timber shed. A few steps up to the hot tub area and a path leading to the 'evening sun spot' at the top of the garden and a handy bike storage shed.

To the house there is access to the side of the house which has outside lighting.

Agents Note

Hot water cylinder and boiler is located in the loft.













View from the bottom of the garden