



**Oliver
Minton**
Sales & Lettings

**Coleshill Lodge Hamels Lane
Westmill**

Hertfordshire SG9 9LU

Offers In The Region Of £750,000

Oliver Minton Village & Rural Homes are delighted to offer this Grade II Listed detached, single storey former lodge house, dating back to the early 1800's, surrounded by open countryside and with NO IMMEDIATE NEIGHBOURS, yet just a short distance from the beautiful village of Westmill. The property is IN NEED OF GENERAL REFURBISHMENT. Features include: porch, lobby, attractive sitting room with curved bay window, kitchen, inner hallway, utility room, 3 bedrooms, bath/wet room, en-suite bathroom, 17'4 dining room, attractive lounge with curved bay window, driveway with electric gates and parking for numerous vehicles, garage and a 72' x 52' secluded rear garden with large timber outbuilding.



Coleshill Lodge Hamels Lane

Nr Westmill, SG9 9LU

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RECESSED PORCH

Attractive arched front door to:-

LOBBY

Tiled floor, radiator, wood panelling. Multi pane double doors to:-

FAMILY ROOM

4.52 x 3.61 (14'10" x 11'10")

Curved bay to front with 3 windows. 2 radiators, log burner in fireplace recess. Vaulted beamed ceiling. Multi-pane double doors to Kitchen. Multi-pane double doors to inner hall.

KITCHEN

3.96 x 4.22 (13'0" x 13'10")

Window to side. Fitted white wall, base and drawer units with marble work surfaces incorporating 'Butler' sink. Oil-fired AGA.

INNER HALLWAY

Wooden floor. Radiator, window.

LAUNDRY ROOM

2.51 x 1.83 (8'3" x 6'0")

Window and part glazed door to rear garden. Fitted wall & base units, work surfaces incorporating single drainer sink unit. Plumbing for washing machine. 'Myson Velaire' oil fired boiler. Radiator. Ceramic tiled floor. Access hatch to loft.

BEDROOM 2

3.61 x 3.84 2.62 to recess (11'10" x 12'7" 8'7" to recess)

2 windows to rear. Wooden floor. Radiator.

BEDROOM 3

2.97 x 2.72 (9'9" x 8'11")

Window to front. Wooden floor.

FAMILY BATHROOM

3.23 x 2.16 (10'7" x 7'1")

Updated spacious bathroom / wet room with open shower, 'jacuzzi' bath with shower attachment. Low level WC. Pedestal wash hand basin. Chrome heated towel rail. Slate floor. Fully tiled walls.

SIDE HALLWAY

Wooden floor. Fitted shelving and clothes hanging space. Attractive exposed brick and flint wall. Exposed beams. Multi-pane double doors to Dining Room and doorway to:-

MASTER BEDROOM

4.42 x 4.01 (14'6" x 13'2")

Curved bay to side with 3 windows. 2 radiators. Door to:-

EN-SUITE BATHROOM

2.44 x 1.70 (8'0" x 5'7")

Updated white suite comprising 'Jacuzzi' bath with hand shower attachment. Wash hand basin with cupboards under. Low level WC. Fully tiled walls. Ceramic tiled floor. Heated towel rail. Window.

DINING ROOM

5.28 x 3.68 (17'4" x 12'1")

2 windows to rear overlooking fields. 2 radiators. High ceiling with downlighters. Exposed beams. Multi-pane double doors to rear hall. Multi pane double doors to:-

LOUNGE

4.39 x 4.52 (14'5" x 14'10")

Dual aspect, with curved bay to rear. 3 windows and double doors to rear garden. Open fireplace with log burner. 2 radiators.

OUTSIDE

GATED DRIVEWAY

Electric sliding gates. Driveway with parking for several vehicles.

GARAGE

6.71 x 2.46 (22'0" x 8'1")

Power and light connected. Window to rear. Eaves storage space.

SECLUDED REAR GARDEN

21.95 + outhouse x 15.85 (72'0" + outhouse x 52'0")

Extensive patio area with retaining wall and wrought iron railings. Steps up to lawn. Garden enclosed by panel fencing. Side access to both sides of the

property. Enclosed side courtyard area with gate to rear garden. Outside lights and tap. Southerly rear aspect. Storage/garden store. Oil tank.

Large timber outbuilding with power and light connected.



TOTAL FLOOR AREA : 1679sq.ft. (156.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

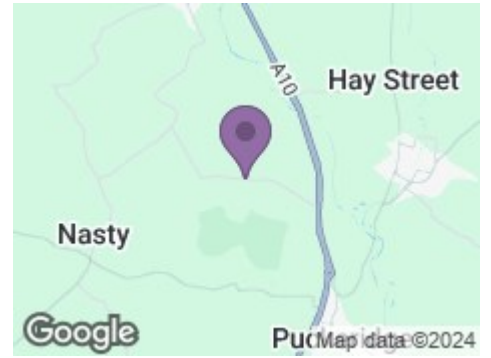
Road Map



Hybrid Map



Terrain Map



GROUND FLOOR
1679 sq.ft. (156.0 sq.m.) approx.

1ST FLOOR
0 sq.ft. (0.0 sq.m.) approx.

TOTAL FLOOR AREA: 1679sq.ft. (156.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Tenure: Freehold

Council Tax Band: G

Viewing arrangements

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com

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