

# Jonathan Hunt

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**42b The Street, Baldock, Wallington, Hertfordshire, SG7 6SW**

**Offers In Excess Of £600,000**

Overflowing with charm and character, this delightful Grade II listed cottage in Wallington, a charming village 3 miles east of Baldock in North Hertfordshire, offers a unique blend of historic allure and modern comforts. Dating back to the Tudor era, the home exudes a timeless appeal, with features such as original beamed walls and ceilings, alongside contemporary conveniences. Stepping inside, you're greeted by a generously sized, 'L-shaped' open plan reception room boasting a striking feature fireplace. A dual-aspect study adorned with original Tudor beams and flagstone flooring offers a tranquil space for work or relaxation. The modern farmhouse-style kitchen seamlessly connects to the dining area, with French doors opening onto picturesque cottage gardens, perfect for al fresco dining or quiet contemplation. Completing the ground floor is a convenient utility room. Upstairs, three bedrooms, including a spacious master bedroom, await, along with a handy dressing room and a family bathroom featuring a bath, overhead shower, wash basin, and WC. This historic abode not only offers a comfortable living space but also immerses you in the rich tapestry of Wallington's history, including its association with literary icon George Orwell, who resided here from 1936 to 1940, providing inspiration for his seminal work, *Animal Farm*.

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LOUNGE 23'3" x 16'2" (7.09 x 4.94)



The 'L-shaped' layout of the reception room creates a versatile and inviting atmosphere, accentuated by the beautiful feature fireplace. The beamed walls and ceilings add character and warmth to the space, evoking a cozy ambiance. Additionally, the quiet study area offers a tranquil retreat for work or relaxation. Whether you're unwinding with a book by the fireplace or hosting friends and family, this space offers the perfect blend of comfort and functionality, making it ideal for various activities and gatherings.

LOUNGE pic 2



LOUNGE pic 3



STUDY



Off the lounge is a doorway that leads to a dual-aspect study, offering plenty of natural light from two different directions. The study is complete with original Tudor beams, adding a touch of historical charm, and complemented by flagstone flooring that enhances the authentic character of the space.

KITCHEN 14'4" x 10'7" (4.37 x 3.25)



Within this characterful home, there is the modern functionality of a farmhouse-style kitchen, complete with built-in appliances and contrasting granite worktops. The kitchen exudes charm with its farmhouse cabinet design, while the natural stone floor tiles add to its rustic appeal. The kitchen seamlessly opens up to the adjoining dining area, creating a harmonious flow between spaces. French doors lead out to the pretty cottage gardens, allowing for easy access and creating a picturesque backdrop for dining and entertaining.

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**KITCHEN pic 2**



**DINNING ROOM 11'6" x 10'4" (3.52 x 3.15)**



**KITCHEN pic 3**



**INNER LOBBY AND STAIRS**



**KITCHEN pic 4**



**UTILITY ROOM 10'2" x 4'9" (3.1 x 1.45)**

The practical utility room provides a dedicated space for laundry and additional storage, ensuring a tidy and organized home. Perfect for kicking off boots and drying down dogs after outdoor adventures, this space offers convenience and functionality.

**FIRST FLOOR LANDING**



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### BEDROOM ONE 14'4" x 12'5" (4.39 x 3.79)



Step over the ancient threshold into this vaulted gem, displaying the many original beams that contribute to the fabric of the property's history. A double bedroom awaits, boasting a dual aspect that floods the room with natural light. Built-in storage provides practicality and space-saving solutions, while access to a dressing area adds a touch of luxury and convenience.

### DRESSING ROOM 14'4" x 8'1" (4.39 x 2.48)



A useful space, accessed from the bedrooms the side of the fireplace through a beamed passage. This area is utilised as a dressing room, adorned with charming beams that add character to the space and a dual aspect that allows for ample natural light.

### BEDROOM TWO 12'3" x 11'4" (3.75 x 3.46)



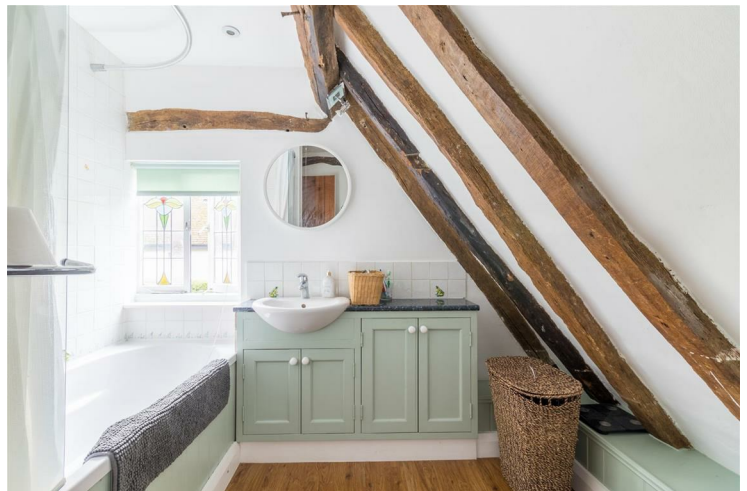
A good-sized double bedroom offering plenty of space with built-in storage. A window to the side aspect allows for natural light to illuminate the room

### BEDROOM THREE 11'4" x 11'4" (3.46 x 3.46)



A double bedroom, accessed through bedroom two, awaits with a window overlooking the rear aspect of the property and garden.

### BATHROOM



A stylish bathroom awaits, thoughtfully designed to

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complement the character of the home. Featuring a bath with a shower, white WC, and sink, which contrast beautifully with the panelling, beams, and bespoke vanity unit. These elements add a touch of elegance to the space, enhancing its aesthetic appeal while preserving its charm.

### REAR GARDEN



The property boasts a generously sized driveway to the right, providing ample space for parking two cars. The garden, which surrounds the property, offers a tranquil and serene atmosphere. With raised lawns located to the side and rear, as well as a patio area, this outdoor space is perfectly suited for al-fresco dining and entertaining guests.

### REAR GARDEN



### REAR GARDEN

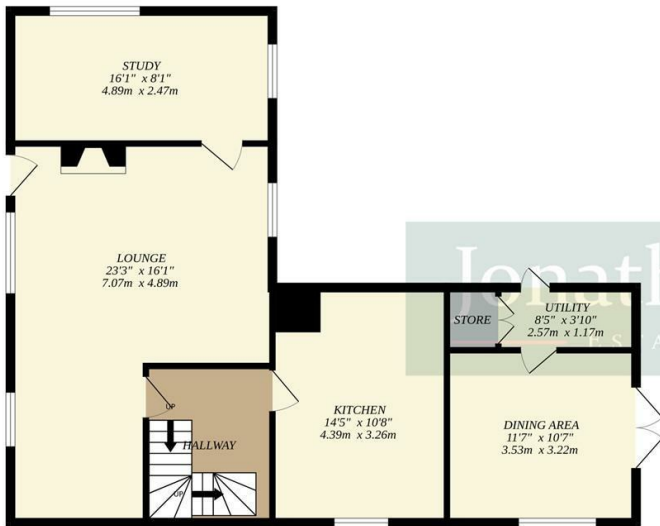
### VILLAGE INFORMATION

Wallington, just three miles from Baldock, enjoys easy access to transportation like Baldock's direct train line to Cambridge and Kings Cross, and the nearby A1 motorway. Baldock offers essential amenities, including a Tesco, butcher, bakery, and a variety of pubs and restaurants.

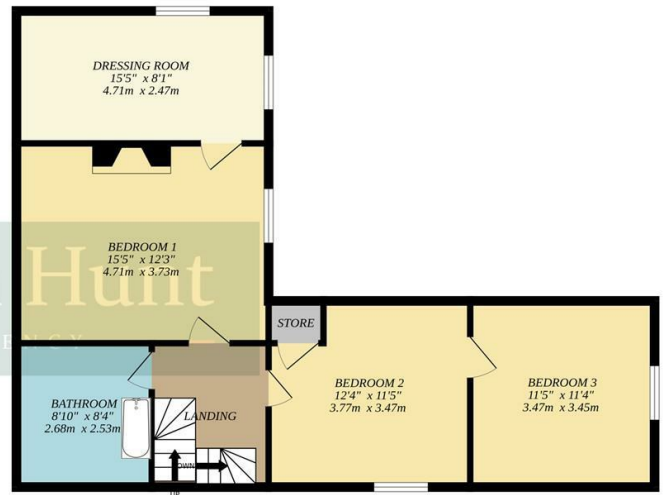
The village itself boasts historical charm, highlighted by The Church of St Mary, dating back to the mid-15th Century. Nature lovers can explore scenic walking trails like The Icknield Way Wallington SW Loop, showcasing breathtaking views and historical remnants from the Napoleonic wars.

Notably, Wallington was once home to author George Orwell, who found inspiration for "Animal Farm" during his residency from 1936 to 1940.

GROUND FLOOR  
810 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR  
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 1522 sq.ft. (141.4 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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