

# Jonathan Hunt

ESTATE AGENCY

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**The Cottage Cromer, Stevenage, SG2 7QA**

**Price Guide £1,100,000**

## The Cottage Cromer, Stevenage, SG2 7QA

A beautifully preserved Grade II listed 16th-century Hall House in the heart of Cromer, thoughtfully extended to the side and rear while retaining its historic charm and character. Offering approximately 2,043 sq. ft. of accommodation over two floors, the house is rich in period features, with exposed beams and original detailing throughout. The striking 31ft lounge/family room is a focal point, with an impressive inglenook fireplace serving as a central feature, creating a warm and inviting space. The ground floor also includes a study with an en suite shower room and underfloor heating—ideal as a fifth bedroom—along with a spacious bespoke kitchen/dining room featuring a freestanding range, a utility room, and a light-filled conservatory. Upstairs, four well-proportioned bedrooms are complemented by a recently refitted family bathroom. Outside, the property offers excellent versatility with a detached home office benefiting from ultra-fast fibre broadband, a substantial workshop/garage with three-phase power, plumbing, a waste outlet, and a first-floor storage area, as well as a separate store room, oil tank, and log store. Secure gated off-street parking provides ample space for multiple vehicles. A rare opportunity to own a characterful period home, beautifully maintained and perfectly suited for modern family life or those seeking an ideal work-from-home environment.



ENTRANCE HALL 6'5" x 6'0" (1.97 x 1.84)

FAMILY ROOM 15'4" x 12'1" (4.68 x 3.7)

CONSERVATORY 12'2" x 10'0" (3.72 x 3.05)

LOUNGE 15'1" x 11'5" (4.61 x 3.5)

STUDY 9'11" x 8'7" (3.03 x 2.63)

SHOWER ROOM 8'4" x 4'11" (2.55 x 1.51)

KITCHEN DINER 18'1" x 15'1" (5.53 x 4.6)

UTILITY ROOM 6'7" x 6'0" (2.01 x 1.85)

FIRST FLOOR

PRINCIPAL BEDROOM 15'6" x 12'7" (4.74 x 3.84)

BEDROOM TWO 15'7" x 8'11" (4.77 x 2.74)

BEDROOM THREE 11'8" x 11'5" (3.56 x 3.48)

BEDROOM FOUR 11'11" x 10'1" (3.64 x 3.08)

FAMILY BATHROOM 15'2" x 6'0" (4.64 x 1.84)

GARAGE/WORKSHOP 25'7" x 20'9" (7.81 x 6.33)

WORKSHOP (internal pic)

GARDENS

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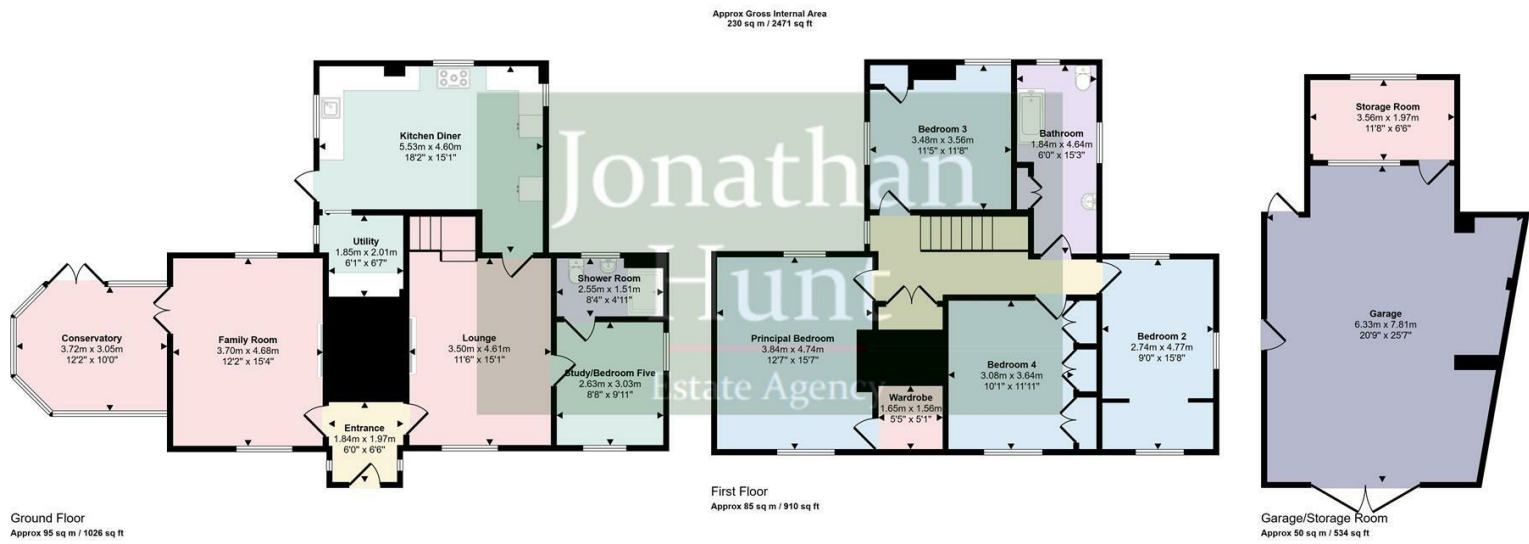


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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made-Snappy 360.

