



GREEN END FARM HOUSE

Hitchin Road, Arlesey, Bedfordshire, SG15 6RP

BROWN & CO



GREENEND FARM
LEADING TO
3A, 3B, 3C, HITCHIN ROAD
ONLY.

GREEN END FARM HOUSE

Hitchin Road, Arlesey, Bedfordshire SG15 6RP



A unique opportunity to purchase a fully refurbished Grade II listed farmhouse dating from 1610. Together with outbuildings and large front and rear gardens.

in all approximately 0.905 acres (0.36 hectares)

FOR SALE BY PRIVATE TREATY
As a whole

BROWN & CO

The Fairways
Wyboston Lakes
Great North Road
Wyboston
Bedfordshire MK44 3AL

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GREEN END FARM HOUSE

LOCATION AND SITUATION

Green End Farm House is located at the southern end of Arlesey High Street. Arlesey is a small town located on the Bedfordshire and Hertfordshire boundary. Arlesey is approximately three miles north west of Letchworth Garden City, four miles north of Hitchin and six miles south of Biggleswade and in easy reach of the A1M.

The town of Arlesey has a train station providing mainline services to London (35 minutes approximate travel time), Stevenage and Peterborough. Arlesey also benefits from a good range of local shops, a health centre, a village hall, a library and recreational facilities.

GREEN END FARM HOUSE

The property dates from 1610 with later additions dating from the 1700s. The property has a timber frame with encased brick and white render, under a clay tile roof. Green End Farm House is Grade II Listed, listing entry 1113824.

There are many original features throughout including exposed timber beams, fireplaces and traditional leaded windows.

The property has been recently refurbished to a high standard throughout with large gardens to the front and rear together with a garage and outbuildings. The property extends to approximately 0.905 acres.

The property comes to the market for the first time in 16 years.

The accommodation comprises:

GROUND FLOOR

Entrance hall

Living room with wooden floor and log burner. Views over the driveway and front garden

Office with views to the rear garden.

Dining room with tiled floor and traditional fireplace.

Kitchen with island, composite worktops, triple Siemens ovens, induction hob and tiled floor. Views to 3 sides. Stairs to bedroom 4.

Utility with Belfast sink and space for a washing machine and tumble drier.

Rear hallway and downstairs shower room with WC and sink.

Rear Porch with access to the back garden.

FIRST FLOOR

Master bedroom with double wardrobes and 'hidden' storage cupboard. Views to the rear of the property.

Bedroom 2 double with views to the front garden and driveway.

Bedroom 3 small double with high level windows.

Family shower room with shower, WC and sink.

Bedroom 4 (separate staircase) with en-suite shower room and storage area, views to the front and driveway.

The property benefits from gas central heating, mains water, mains drainage and electricity.

EXTERNAL

The property is approached via a shared driveway from Hitchin Road leading to the spacious front garden with parking for 6 or more cars on the tarmac and gravel driveway. Brick built double garage.

The front garden is enclosed by a brick wall and is mainly laid to lawn with mature trees and borders.

Access from the side of the house through the double gates leads to the enclosed rear patio garden with working well, brick BBQ, raised beds and two brick outbuildings with power and lights.

Double gates leading to further amenity meadow area to the rear with an attractive pond.

In total the property extends to approximately 0.905 acres (0.36 hectares).



GENERAL REMARKS & STIPULATIONS

METHOD OF SALE

The freehold of Green End Farm House is offered for sale by Private Treaty as a whole.

TENURE

The property is available with vacant possession on completion.

PUBLIC RIGHTS OF WAY

There are no known public rights of way crossing the property.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold Subject to and with the benefit of all rights including rights of way whether public or private, light, sport, drainage, water and electricity suppliers and other rights obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas or other pipes whether referred to in these particulars or not.

The entrance to Green End Farm House is shared with the adjacent property and the property is sold with a right of access at all times for all purposes over the area shaded brown. There is a maintenance charge for this shared area, the maintenance charge is split according to use

TIMBER AND MINERALS

The timber and mineral rights in so far as they are owned are included with the sale.

LAND REGISTRY

The property is registered under Land Registry Titles BD257355, part BD339148 and part BD340455.

ENERGY PERFORMANCE CERTIFICATE

Green End Farm - C

COUNCIL TAX

Band G. Payable to Central Bedfordshire Council.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained within these particulars is sold subject to any development plan, tree preservation order, town and planning scheme, resolution or notice which may or may not come to be enforced and also subject any statutory provisions or bylaws without any obligation on the part of the sellers to specify this.

OVERAGE

None.

DISPUTES

Should any disputes arise as to the boundaries or any matters relating to these particulars, or the interpretation thereof, that matter will be referred to an arbitrator to be appointed by the selling agent.

PLANS AND AREAS

These are prepared as carefully as possible by referenced additional OS data and the Land Registry. These plans are published for illustrative purposes only and although they are believed to be a correct that accuracy cannot be guaranteed.

ANTI-MONEY LAUNDERING

In accordance with the most recent anti money laundering legislation the purchaser will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

FIXTURES AND FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

BOUNDARIES

The buyer(s) should/ shall deem to have full knowledge of all boundaries and neither the seller nor the selling agents will be responsible the defining boundaries nor their ownership.

LOCAL AUTHORITY AND LOCAL PLANNING AUTHORITY

Central Bedfordshire Council

VAT

Any Guide Price quoted or discussed are exclusive VAT, we are not aware that VAT will be payable on the property but in the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

POSTCODE

SG15 6RP

HEALTH AND SAFETY

Given the potential hazards we would ask you that you be vigilant as possible when making your inspection of the property for your own personal safety.

VIEWING

The property is available to be viewed strictly by appointment only with the selling agents (Brown & Co) Telephone number: 01480 213811. Please note the property is not available for weekend viewing.



GREEN END FARM HOUSE

Approximate Area = 2121 sq ft / 197 sq m

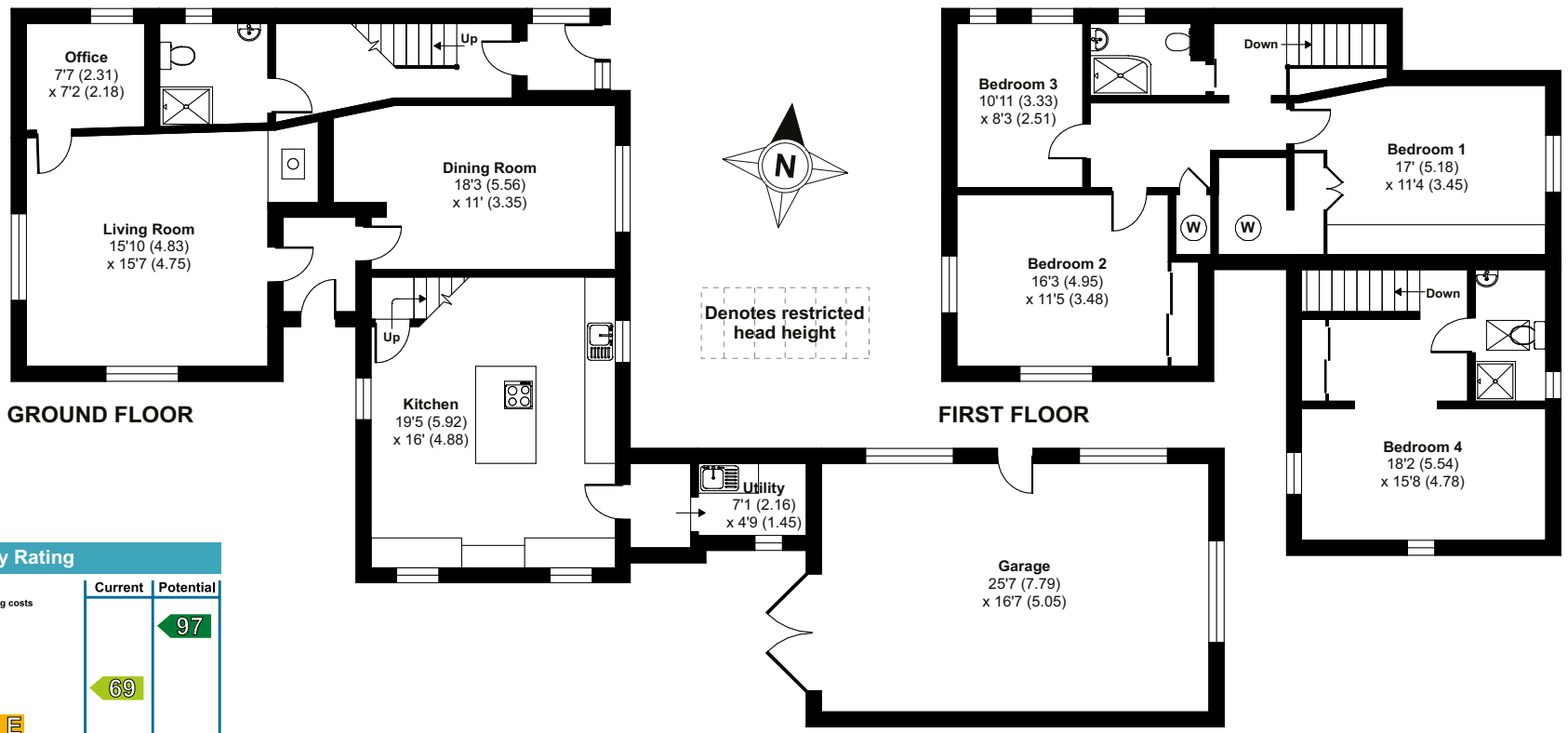
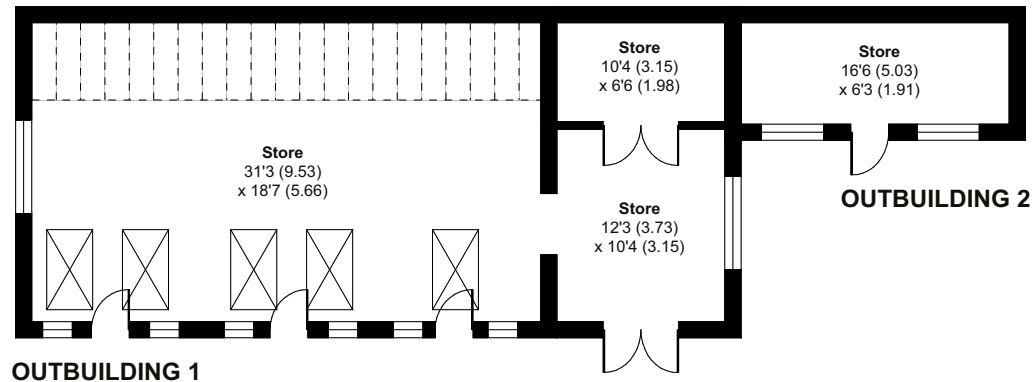
Outbuildings = 749 sq ft / 69.6 sq m

Limited Use Area(s) = 151 sq ft / 14 sq m

Garage = 427 sq ft / 40 sq m

Total = 3448 sq ft / 320.3 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 97 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	





IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in March 2024. Brochure by wordperfectprint.com.

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