



"The Old Bird in Hand", Potton, SG19 2QZ  
£635,000



LATCHAM —————  
————— DOWLING

ESTATE AGENTS



### \*\*\*DETACHED ANNEXE\*\*\*

Latcham Dowling are delighted to offer for sale this wonderful "Character" filled detached home with the rare benefit of a fully detached annexe with its own services and its own council tax band (A) that lends itself to multi generational living or commercial use as long as the users are linked to the owners of the main house.

The main house is full of charm with exposed beams, log burners and even a 'secret staircase'. There is a wonderful feature to the landing that has an exposed section of the original pan tiled roof. As well as three double bedrooms there is a loft room that (subject to obtaining the correct permissions) could be converted to an additional bedroom. Downstairs there are plenty of rooms with a lounge, separate dining room, snug, office, kitchen, rear lobby, WC. Attached to the house and accessed from outside is a very useful boot room/utility room.

Something that will really appeal is the fully self functioning Annexe. Downstairs there is an entrance lobby, WC, Separate shower room and kitchen/Lounge with exposed brick work and a wonderful cast iron log burner. Upstairs there is a 26' bedroom that (given the correct permissions) could be converted to make two bedrooms.

Another real bonus is the fact that despite the annexe being in the garden, you still have great outside space and a timber carport that could see you park five cars and still have a good garden area.

Within an easy walk of the Town Centre.

Potton is a market town that offers many amenities a few of which are- Doctors surgery, two schools, several nurseries two convenience food stores, newsagents, butchers, hardware store, craft and gift shop as well as a host of eateries, takeaways and public houses. It is situated just 3 miles from Sandy and 4 miles from Biggleswade both of which have train stations giving access to London St Pancras. Cambridge is approximately a 30 minute drive away

#### Entrance

#### Entrance Hall

#### Lounge

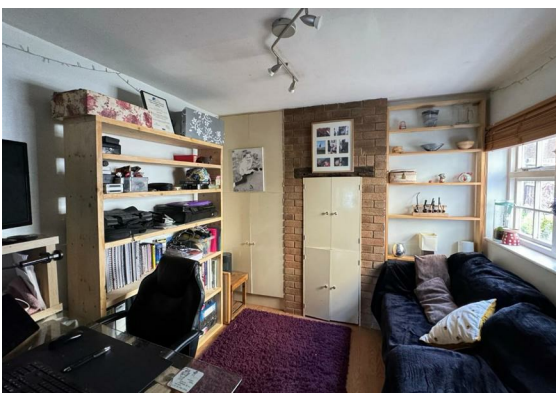
12'1 x 11'2 (3.68m x 3.40m)

#### Dining Room

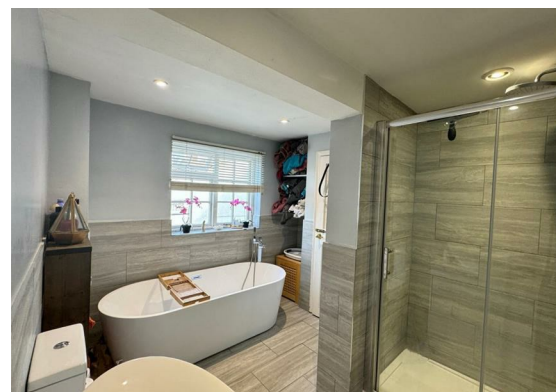
14'1 x 11'3 (4.29m x 3.43m)

#### Snug

11'6 x 9'4 (3.51m x 2.84m)







**Office**  
9'1 x 9'5 (2.77m x 2.87m)

**Inner Hallway**

**Kitchen**  
11'8 x 10'8 (3.56m x 3.25m)

**Lobby**

**W.c**

**Boot Room/Utility Room**  
10'5 x 7'3 (3.18m x 2.21m)

**Conservatory**  
8'2 x 8'2 (2.49m x 2.49m)

**First Floor**

**Landing**

**Bedroom One**  
14'2 x 11'3 (4.32m x 3.43m)

**Bedroom Two**  
13'7 x 11'7 (4.14m x 3.53m)

**Bedroom Three**  
10'8 x 7'3 (3.25m x 2.21m)

**Bathroom**  
10'3 x 7'8 (3.12m x 2.34m)

**Loft Room**  
11'9 x 7'6 (3.58m x 2.29m)

**Annexe Entrance**

**Annexe Entrance lobby**

**Annexe Wc**

**Annexe Lounge/Kitchen**  
23' x 12'1 (7.01m x 3.68m)

**Annexe Shower room**

**Annexe Bedroom**  
26'1 x 12'4 (7.95m x 3.76m)

**Outside**

**Front**

**Rear Garden**

**Agents Note**



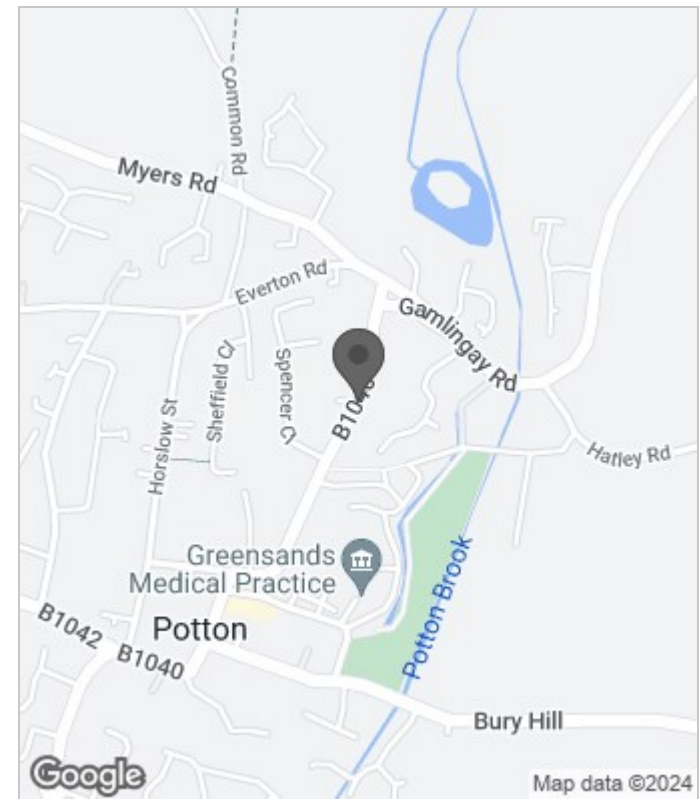





59 KING STREET

TOTAL FLOOR AREA: 2273 sq.ft. (211.2 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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