



# Holly Tree Cottage

High Street, Gosmore, Hertfordshire, SG4 7QG

Gavin Mills  
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# Holly Tree Cottage

Guide Price £1,000,000

A charming three double bedroom/three bathroom, detached cottage located in the much sought-after North Hertfordshire village of Gosmore.

Listed Grade II and dating back to the 17<sup>th</sup> Century with a later, 18<sup>th</sup> Century frontage, Holly Tree Cottage has a wonderful blend of character and contemporary features throughout including exposed beams, sash windows, and inglenook fireplaces along with a modern kitchen and bathrooms.

This beautifully presented home sits adjacent to the village green and is conveniently situated for access to Hitchin Town Centre and a variety of highly regarded schools including St.Ippolyts Primary, Kingshott, and Hitchin Boys and Girls schools.

## Ground Floor Accommodation

The entrance hall has a quarry tiled floor and gives access to the WC. The sitting/dining room has two inglenook fireplaces, one with an inset cast iron grate. There is an obscure window to the rear along with two sash windows and glazed French doors opening to the garden. There is a cellar hatch to the side of the dining area and engineered oak flooring from the sitting room continues through to the kitchen/garden room.

The kitchen comprises a range of fitted, solid oak, wall, and base-level cabinets with granite worktops and a breakfast bar. There is an inset butler sink, a five-ring gas hob along with an integrated double oven, a dishwasher, a fridge freezer, and a washing machine.

Glazed concertina doors open to the garden room which has a vaulted ceiling and both the kitchen and garden rooms have doors opening out to the gardens.

## Bedrooms

On the first floor, there are two double bedrooms, both with built-in triple wardrobes and large sash windows overlooking the garden. Bedroom one has an en-suite bathroom whilst bedroom two has an en-suite shower room. Bedroom three, located on the second floor has an open plan shower room with a screened WC.

## Outside

The walled garden, is laid to lawn and paved patio seating areas, bordered by a variety of mature flower and shrub beds and borders with a pathway leading to the front door.

There is a block paved driveway for two vehicles ahead of a detached, brick under slate roof, garage/stable offering potential for conversion, subject to relevant planning permission.





Call Gavin Mills to arrange a viewing on **07971 807 341**



Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.



Tel: 07971 807 341

Email: [gavin.mills@exp-uk.co.uk](mailto:gavin.mills@exp-uk.co.uk)

[www.gavin-mills.co.uk](http://www.gavin-mills.co.uk)

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