



NORGANS  
Surveyors & Estate Agents

IVY COTTAGE 20 MILL LANE  
GOSMORE



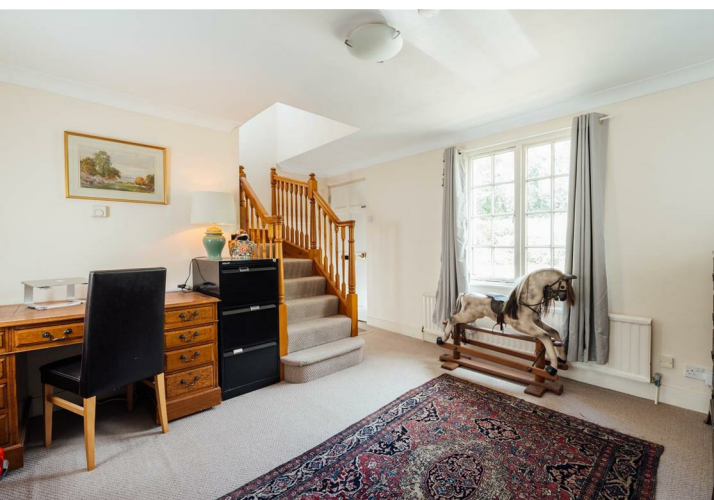
## Ivy Cottage 20 Mill Lane Gosmore

Hertfordshire SG4 7RL

Guide Price £1,750,000

A fabulous five bedroom, two bathroom detached family home set on a wonderful 0.43 acre south east facing plot in the pretty village of Gosmore. Believed to date back to the Victorian era the property has been extended since construction and now offers an attractive blend of period features and modern conveniences including a wonderful farmhouse style open plan kitchen at the heart of the house with access onto the patio and rear garden. Located in peaceful Mill Lane Ivy Cottage stands well back from the road with extensive off street parking and double garage to the front of the property. The spacious and flexible accommodation with a range of reception rooms is ideally suited to a growing family, as an excellent base for working from home or as an impressive base for entertaining. Its what we call a 'real' house and it's rare! Plenty of space for dirty dogs, grubby children and wellies, with fabulous walks right on your doorstep, the historic Town Centre and mainline Railway Station just 2 miles away, this really is a gem of a home, it has everything.

Internal viewing essential to appreciate the scope, the space and the enviable location.



### Viewing

By appointment with Norgans Estate Agents.





## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### Entrance Porch

7'5" x 5'6" overall (2.26m x 1.68m overall)

Bench seating. Multi-paned window to front. Part glazed multi-paned door opening to:-

#### Hall

Tiled effect flooring. Radiator. Two wall light points. Multi-paned window to front. Doors to Dining/Kitchen, Utility, Cloakroom, Study and Double Garage. Part glazed multi-paned door to rear garden.

#### Cloakroom

6'7" x 3'2" (2.01m x 0.97m)

Fitted with a white suite comprising low level W.C and wall mounted washbasin. Tiled effect floor. Radiator. Multi-paned window to rear.

#### Study

14'1" max x 10'10" max (4.29m max x 3.30m max)

Radiator. Multi-paned window to rear.

#### Utility

15'9" x 7'11" max reducing to 6'2" (4.80m x 2.41m max reducing to 1.88m)

Butler sink with wooden drainer. Floorstanding units with work surface over. Open shelving. Ceiling mounted drying rack. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge freezer. Tiled effect floor. Radiator. Part tiled splash areas. Multi-paned window to rear.

#### Dining Kitchen

20'8" x 20'8" overall (6.30m x 6.30m overall)

Fitted with a range of beech and cream fronted floorstanding and wall mounted storage units with deep pan drawers. Granite worksurfaces with matching upstand. 1.5 bowl stainless steel sink unit with flexible tap. Two stainless steel Miele ovens (not tested). Stainless steel Miele warming drawer (not tested). Stainless steel NEFF five burner induction hob (not tested) with glass splashback and stainless steel extractor hood over (not tested). Space and plumbing for dishwasher. Integrated full height fridge (not tested). Large matching island with granite worksurfaces and breakfast bar. Two radiators. Tiled floor. Recessed spotlights. Vertical radiator. Two radiators. Lantern rooflight. Two double glazed multi-paned windows to rear. Double glazed multi-paned French doors to rear garden. Part glazed multi-paned doors to Snug and Reception Hall. Open plan to Dining Room.

#### Dining Room

15'0" x 10'10" (4.57m x 3.30m)

Tiled floor. Vertical radiator. Recessed spotlights. Lantern rooflight. Double glazed window to side. Multi-paned double doors to Sitting Room. Multi-paned double glazed French doors to rear garden.

#### Snug

12'1" max into alcoves x 11'10" (3.68m max into alcoves x 3.61m)

Radiator. Chimneybreast. TV point. Coved ceiling. Two multi-paned windows to side. Multi-paned window to front. Doors to Reception Hall and Cellar.

#### Cellar

14'10" x 12'0" (4.52m x 3.66m)

Fixed staircase. Floorstanding gas fired boiler. Power and light connected. Window/hatch to front.

#### Reception Hall

15'6" max x 11'11" (4.72m max x 3.63m)

Measurements include the stairs to first floor. Radiator. Chimneybreast. Coved ceiling. Multi-paned window to front. Door to Snug. Original entrance door to front. Part glazed multi-paned doors to Dining/Kitchen and Sitting Room.

#### Sitting Room

23'11" x 11'10" (7.29m x 3.61m)

Chimneybreast with fireplace, brick hearth and surround. Built-in storage cupboard. Shelved display alcove. Radiator. Coved ceiling. Multi-paned window to front and two multi-paned windows to side. Multi-paned French doors with side windows to Dining Room.

### ON THE FIRST FLOOR

#### Landing

Radiator. Loft access hatch. Internal window to En-Suite. Airing cupboard with shelving and hot water cylinder (not tested). Doors to all Bedrooms and Bathroom:-

#### Bedroom One

17'3" x 13'1" (5.26m x 3.99m)

Plus entrance recess. Measurements include built-in wardrobes. Radiator. TV point. Multi-paned windows to side and rear. Opening to Dressing Room.

#### Dressing Room

7'10" x 6'8" overall (2.39m x 2.03m overall)

Built-in wardrobes. Loft access hatch. Radiator. Multi-paned window to front.



### **En-Suite**

12'11" x 5'0" (3.94m x 1.52m)

Fitted with a white suite comprising panelled bath with mixer tap, pedestal washbasin, low level W.C and fully tiled shower cubicle with shower unit. Part tiled walls. Shaver socket. Heated towel radiator. Wood effect flooring. uPVC double glazed multi-paned window to rear.

### **Bedroom Two**

12'2" into alcoves x 12'1" (3.71m into alcoves x 3.68m)

Chimneybreast. Shelved cupboard. Cupboard with hanging rail and shelving. Radiator. Multi-paned window to front.

### **Bedroom Three**

11'11" x 11'11" (3.63m x 3.63m)

Built-in wardrobe with locker cupboards over and open display shelving. Radiator. Multi-paned window to rear.

### **Bedroom Four**

11'11" x 8'7" (3.63m x 2.62m)

Built-in wardrobe with locker cupboards over and open display shelving. Radiator. Loft access hatch. Multi-paned window to front.

### **Bedroom Five**

9'4" into alcove x 8'9" (2.84m into alcove x 2.67m)

Plus entrance recess. Chimneybreast. Shelved cupboard. Cupboard with hanging rail and shelving. Radiator. Multi-paned window to front.

### **Family Bathroom**

8'1" x 7'0" (2.46m x 2.13m)

Fitted with a white suite comprising panelled bath with shower mixer tap shower attachment and glazed screen, low level W.C and

vanity washbasin with cupboard beneath. Heated towel radiator. Wood effect flooring. UPVC double glazed multi-paned frosted window to rear.

### **OUTSIDE**

#### **At the Front**

Gravelled driveway providing ample off-street parking. Gated pedestrian access at both sides of the property to the rear garden.

#### **Double Garage**

20'11" x 20'11" (6.38m x 6.38m)

Partially divided. Two up and over vehicular entry doors. Power and light connected.

#### **Rear Garden**

Patio adjoining the rear of the house, with pathways wrapping around both sides of the property with gated access to the front. Mainly laid to lawn with established flower and shrub borders.

Outside lighting. Garden tap. Summerhouse. Garden shed. Shed/playhouse. Boundaries featuring mature trees and enclosed by panelled fencing and brick walling.

### **FLOOR PLANS**

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

### **COUNCIL TAX BAND**

We are advised that the Council Tax Band for this property is currently Band G. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

### **FLOOR AREA**

Approx 248sqm (2,668 sq.ft). Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. conservatory, integral garage etc).

### **EPC RATING**

TBA

### **SERVICES**

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

### **VIEWINGS**

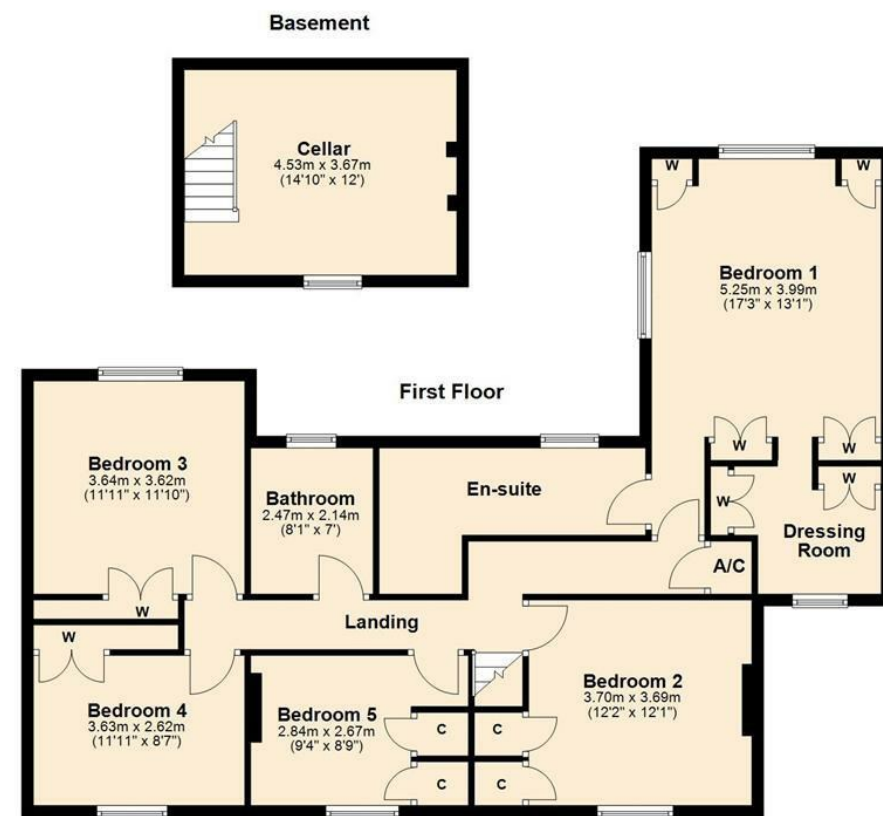
Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

### **GDPR**

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website [www.norgans.co.uk](http://www.norgans.co.uk).



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