



LITTLE ALMSHOE HOUSE LITTLE ALMSHOE  
ST IPPOLYTS





## Little Almshoe House Little Almshoe

St Ippolyts

Hertfordshire SG4 7NP

Guide Price £1,500,000

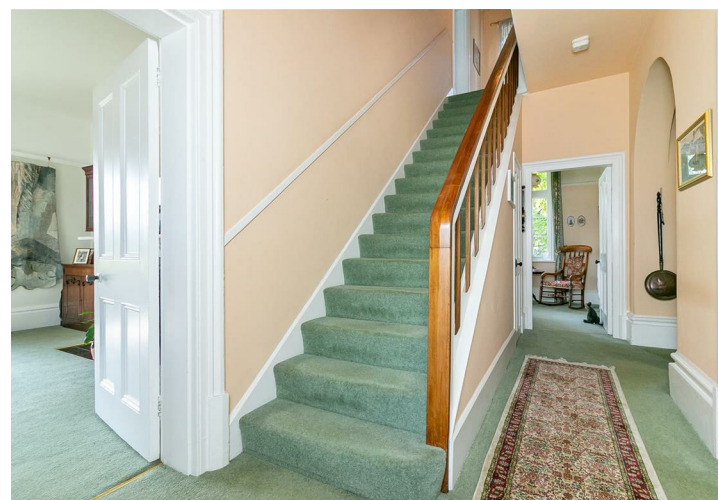
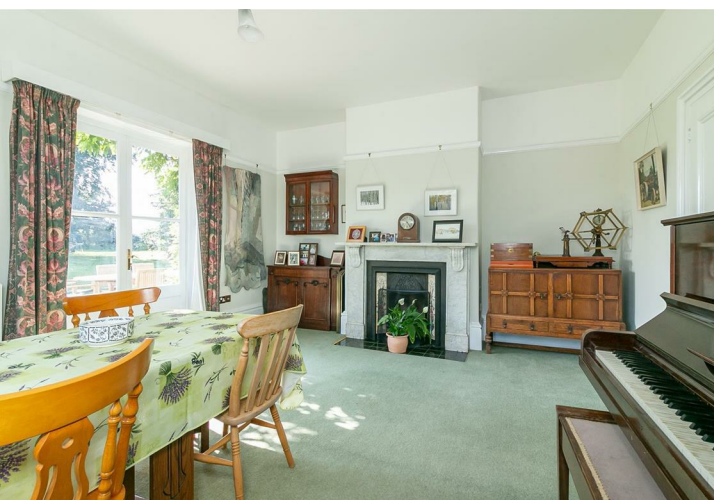
An outstanding 7 double bedroom period residence, dating back to 1854 in a highly sought after hamlet on the southern outskirts of Hitchin that has been the subject of considerable sympathetic renovation and improvement by the current vendors. Occupying a magnificent plot Little Almshoe House adjoins Gideley Cottage which our clients also own and occupy. The property combines the feel of a traditional Farmhouse with the grandeur of a Victorian Mansion House. The high ceilings and large picture windows give the property a sunny, airy feel with the majority of the stunning gardens on the southern side of the property backing directly to open farmland. Accommodation is set over 3 floors providing flexible living and bedroom space dependent on individual family needs plus a cellar.

Externally there is ample parking for a large number of vehicles with a stable block and tandem garage providing all you need in this idyllic semi rural environment. Hitchins' vibrant and historic town centre with its unique range of independent shops and eateries is a short drive away as are good schools for all ages in both the private and state sectors.

Internal viewing is highly recommended to appreciate this truly stunning 'home for all seasons'. A rare gem!

### Viewing

By appointment with Norgans Estate Agents.











## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Entrance door opening to Entrance Lobby.

#### Entrance Porch

Window to front. Door to Entrance Hall.

#### Entrance Hall

Staircase to first floor. Radiator. Door and ladder to Cellar. Doors to Cloakroom, Dining Room, Drawing Room and Kitchen/Breakfast Room.

#### Study Recess

Open plan to the Entrance Hall. Window to rear overlooking the garden. Internal opening to Kitchen/Breakfast Room.

#### Cloakroom

Fitted with a white suite comprising low level W.C and pedestal washbasin. Cast iron fireplace with painted surround. Radiator. Window to front.

#### Dining Room

15'11" x 14'3" (4.85m x 4.34m)

Plus bay window to front. Casement doors to patio and garden. Open fireplace with marble surround, tiled insert and hearth. Radiator.

#### Drawing Room

22'3" x 21'1" (6.78m x 6.43m)

Narrowing to 9'3". Multi fuel stove (not tested) inset in fireplace surround with wooden mantle and hearth. Radiator. Casement doors with original shutters opening to patio and garden. Casement bay windows with original shutters and further window to rear.

#### Kitchen/Breakfast Room

21'0" x 15'6" (6.40m x 4.72m)

Fitted with a E C Hodges range of fitted wooden kitchen units with cupboards, drawers and glass fronted display cabinets. Additional free standing wooden larder style cupboard. Worksurfaces. Electric two oven Aga with electric two oven Aga module (not tested). Stainless steel sink unit with drainer and mixer tap over. Space for upright fridge freezer. Part tiled walls. Radiator. Door to Utility Room.

#### Utility Room

16'3" x 10'0" average (4.95m x 3.05m average)

Freestanding oil fired boiler (not tested), replaced 2022. Butler sink with wooden drainer. Tiled splashback. Tiled floor. Space and plumbing for a washing machine. Wooden clothes airer. Radiator. Windows to front and side. Door to Inner Hall. Door to driveway.

#### Cloakroom

Fitted with a suite comprising low level W.C. Extractor fan.

#### Inner Hall

Window to rear. Door opening to staircase to the first floor.

### ON THE FIRST FLOOR

#### Landing

Radiator. Three windows to rear. Storage cupboard. Large walk-in airing cupboard with shelving. False door. Doors to all Bedrooms and Family Bathroom. Stairs to Second Floor.

#### Bedroom One

15'10" x 14'2" (4.83m x 4.32m)

Picture rail. Radiator. Window to front. Door to Bedroom Two. Door to En-Suite Bathroom.

#### En-Suite Bathroom

Fitted with a white suite comprising low level W.C, pedestal washbasin and panelled bath with shower over (not tested). Radiator. Part tiled walls. Window to front.

#### Bedroom Two

15'10" x 14'4" (4.83m x 4.37m)

Picture rail. Radiator. Window to rear. Door to Bedroom One.

#### Bedroom Three

15'2" x 11'9" (4.62m x 3.58m)

Pedestal washbasin. Radiator. Window to front. Door to Bedroom Four.

#### Bedroom Four

16'9" x 10'11" (5.11m x 3.33m)

Cast iron fireplace with painted surround. Radiator. Window to front.

#### Family Bathroom

Fitted with a white suite comprising bath with shower over (not tested), pedestal washbasin and low level W.C. Radiator. Window to front.

### ON THE SECOND FLOOR

#### Landing

23'3" to chimneystack x 13'0" max (7.09m to chimneystack x 3.96m max)

Measurements taken into the eaves. Study recess. Access to loft space. Velux window to front. Window to side. Doors to:-





### **Bedroom Five**

15'0" x 11'0" (4.57m x 3.35m)

Plus eaves storage cupboards. Radiator. Windows to side and rear.

### **Bedroom Six**

15'0" x 10'11" (4.57m x 3.33m)

Plus eaves storage cupboards. Radiator. Windows to front and side.

### **Bedroom Seven**

16'3" x 9'4" max (4.95m x 2.84m max)

Measurements taken into the eaves. Radiator. Built-in eaves storage cupboards. Window to side.

### **Shower Room**

Fitted with a white suite comprising low level W.C, pedestal washbasin and shower cubicle. Radiator. Velux window to front.

### **OUTSIDE**

#### **Driveway & Parking**

Gravelled driveway providing off-street parking for a large number of vehicles and access to:-

#### **Stable Block**

Three stables, hay store and double length garage.

#### **Gardens & Grounds**

South facing lawn with mature beds. Vegetable garden. Mature trees. Fruit trees. Well with hand pump outside the back door (for gardening use).

### **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 Band G. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

### **FLOOR AREA**

Approx 368sqm. 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**

EPC F.

### **SERVICES**

Mains water and electricity installed and connected. Marsh sewage treatment plant. Bunded oil storage tank - replaced September 2021. Please note that we have not tested any services installations or appliances.

### **VIEWINGS**

Strictly by appointment with Norgans on 01462 455225

### **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).



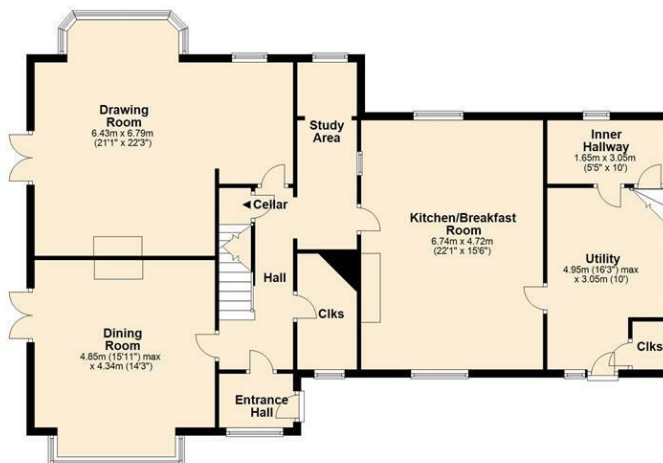








Ground Floor



First Floor



Second Floor

