



NORGANS

Surveyors & Estate Agents

RED HOUSE FARM UPTON END ROAD SHILLINGTON



Red House Farm Upton End Road

Shillington

SG5 3PG

Guide Price £1,350,000

Red House Farm is a five bedroom property overlooking countryside views and set in it's own private courtyard with garaging, stables and an impressive party barn. The original Victorian house was extended in the late 80's to create this just over 3,000 sq ft property. In need of modernisation this has much potential to create an impressive home on the outskirts of the village of Shillington. In all 0.68 acres.

Key features

- * South West facing Master Suite
- * Views overlooking gardens & countryside
- * Four further bedrooms
- * Extensive garaging & outbuildings
- * Party barn
- * Annexe & home office potential
- * Village location



Freehold

Viewing

By appointment with Norgans Estate Agents (tel: 01462 455225).

GROUND FLOOR

Red House Farm is entered via double entrance doors into a spacious hallway which is flooded with light from the numerous sash windows. Off the entrance hall is a grand triple aspect sitting room with working fireplace overlooking the South Westerly facing garden and countryside beyond, a downstairs W/C, a study, a large double aspect dining room and a boot/utility room. Furthest off the hallway is the kitchen/diner fitted with a range of wooden cabinets with stone work tops complete with integrated appliances and an oil fired AGA.

FIRST FLOOR

Stairs leading from the hallway take you to the landing, another impressive and light filled space. Off of which are double doors through to the master bedroom suite comprising of a dressing area and spacious ensuite with large walk in shower. The master bedroom like the sitting room below over looks the South Westerly facing gardens and countryside via French doors opening onto a balcony. There are four further double bedrooms, one with ensuite, on the first floor and two further bathrooms.





GARDEN & OUTBUILDINGS

The property is accessed via it's own private courtyard housing on one corner four garages, three stables and a store room. On the other side of the courtyard there is a large and very impressive party barn complete with it's own bar and W/C's and further store rooms which were previously used as kennels. All of these outbuildings provide an array of potential to create a very impressive annexe or home offices (STPP). The courtyard also provides ample parking and has a feature well as you approach the entrance door.

The property overlooks a generous garden to the rear with open countryside beyond. There is a pretty front garden complete with an attractive greenhouse.

ABOUT THE AREA

The village of Shillington is situated just inside the Bedfordshire border and is at the North East of the Chiltern Hills with nearly 30 miles of footpaths surrounding the village, it offers a perfect blend of a peaceful and active environment for those that enjoy the outdoors. The village has a number of amenities, two pubs, two shops and two churches as well as Shillington Lower School, after which children attend schools in nearby Shefford.

Shillington is within easy access of the M1 and A1(M) and a short drive to the popular town of Hitchin. It is also well positioned between two trainlines into London either via Arlesey or Hitchin or Luton Parkway.



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 F. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

FLOOR AREA

Approx 292 sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

EPC RATING

Current D; Potential C

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

By appointment with Norgans (tel: 01462 455225/email: hitchin@norgans.co.uk)

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.

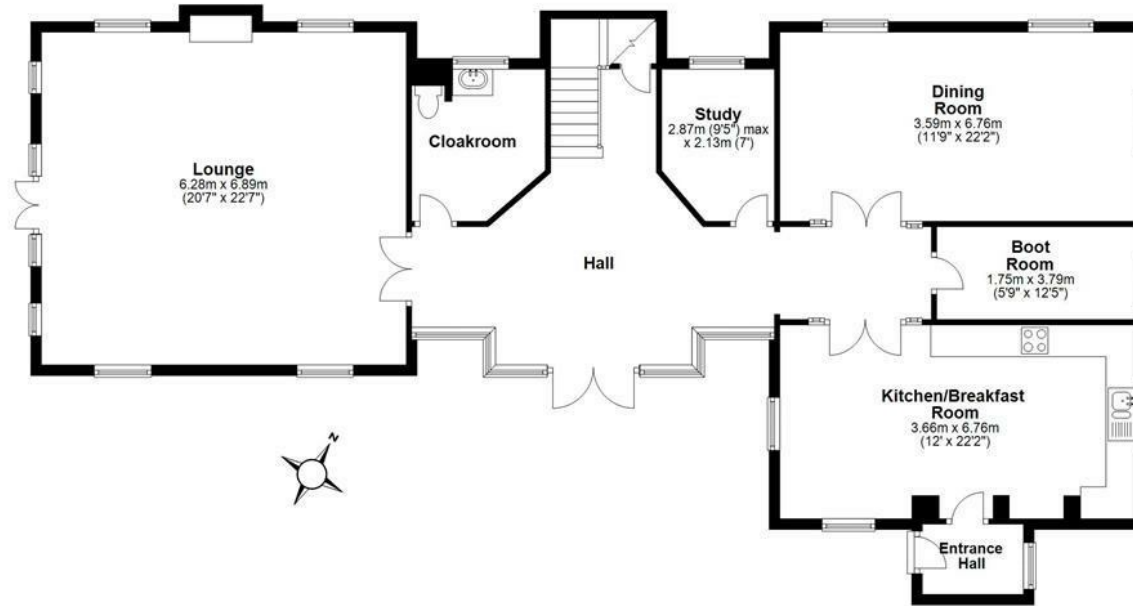
You can ask for your information to be removed at any time.

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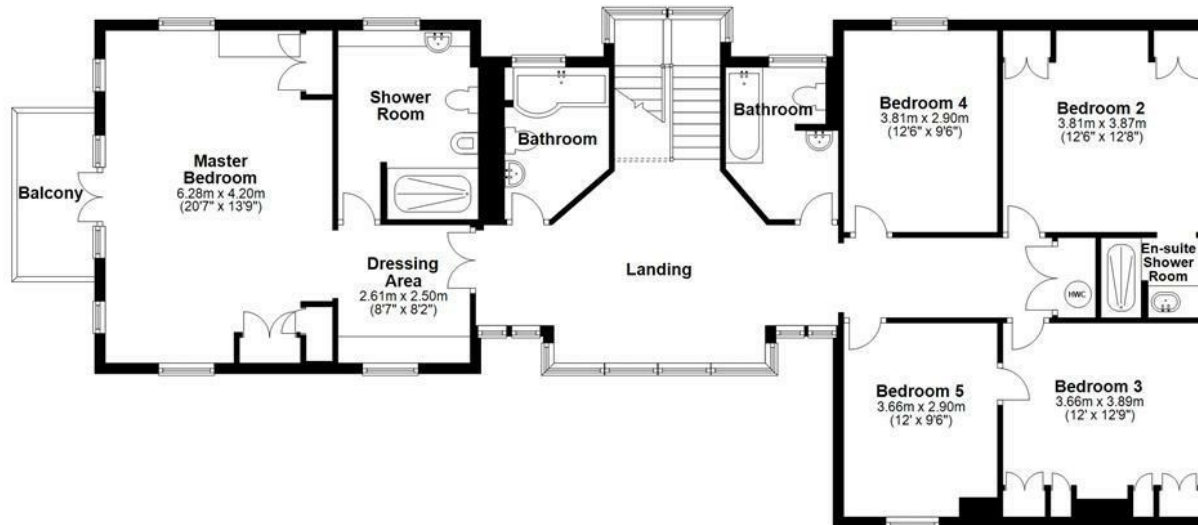
Ground Floor

Approx. 147.3 sq. metres (1585.9 sq. feet)

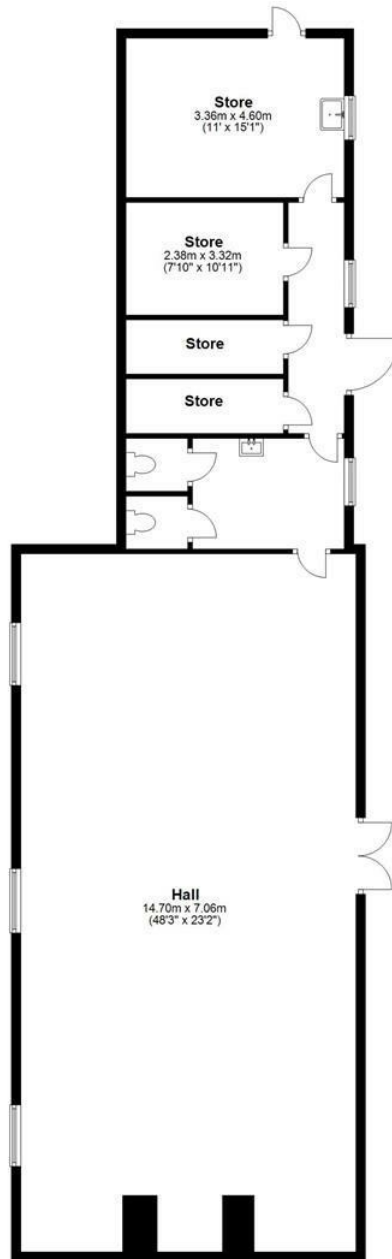


First Floor

Approx. 144.3 sq. metres (1553.1 sq. feet)



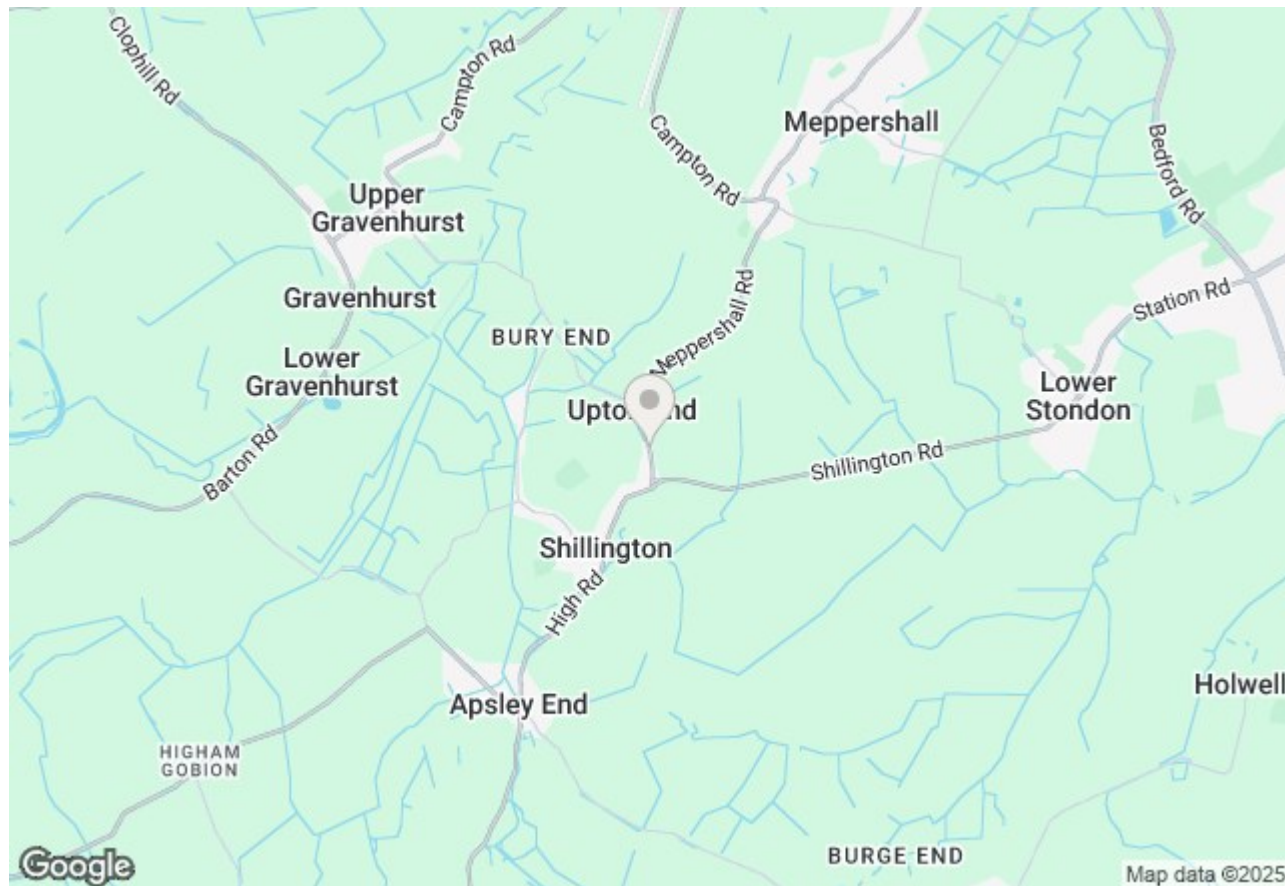
Total area: approx. 291.6 sq. metres (3139.0 sq. feet)



Outbuilding
Approx. 334.0 sq. metres (3595.1 sq. feet)



Total area: approx. 334.0 sq. metres (3595.1 sq. feet)



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