



Mimram View
St. Albans Road | Codicote | Hitchin | Hertfordshire | SG4 8SP

FINE & COUNTRY

MIMRAM VIEW



Mimram View is an impressive home overlooking beautiful countryside, just outside the village of Codicote with accommodation in excess of 4,500 sq ft. It has been renovated over the years to an exceptionally high standard and has a modern, yet homely feel. However, this 3 bedroom home comes with a difference and offers huge potential for a broad range of buyers.



The main house has three generous bedrooms and open plan living space. At the rear of the property is a beautifully renovated bungalow, a one bedroom self-contained flat on the first floor and a studio apartment at the very top of the house. All three dwellings have their own front doors to accommodate multi-generational living, regular guests or even an income stream from private rental.

The large garden overlooks fields on 3 sides, has a vegetable plot, 2 sheds and a fabulous built in BBQ.



STEP INSIDE

You enter this attractive property by a smart lobby area which leads into a large reception room spanning the width of the house, the two bay windows offering views of the fields across the valley. This generous room is used as a lounge but could easily accommodate a formal dining area. The open plan layout leads you to the kitchen diner which is fully equipped with modern appliances and has double doors out onto a large patio and BBQ area. The kitchen then leads you to the rear of the house which encompasses a laundry & storage room and gives you access to the double garage where you find a utility area and ample storage space.

Another door from the kitchen leads you to a shower room and a third bedroom which could also be used as a home office. A lovely wide staircase then takes you up to a landing where you find 2 good size double bedrooms, one with en suite. Both rooms take advantage of the elevated position of this property and give magnificent views over the countryside.

Walking outside to the rear of the house you find an external staircase and climb one flight to the one bedroom flat. This accommodation consists of a good sized kitchen, bathroom, lounge and bedroom. A further flight of stairs brings you to the studio apartment which is open plan apart from the shower room. From both these front doors you can really appreciate the beauty of the surrounding countryside. Back on the ground and a few steps to the rear, there is a recently renovated 2 bedroom bungalow. This space has been designed for modern living and is all on one level.





























STEP OUTSIDE

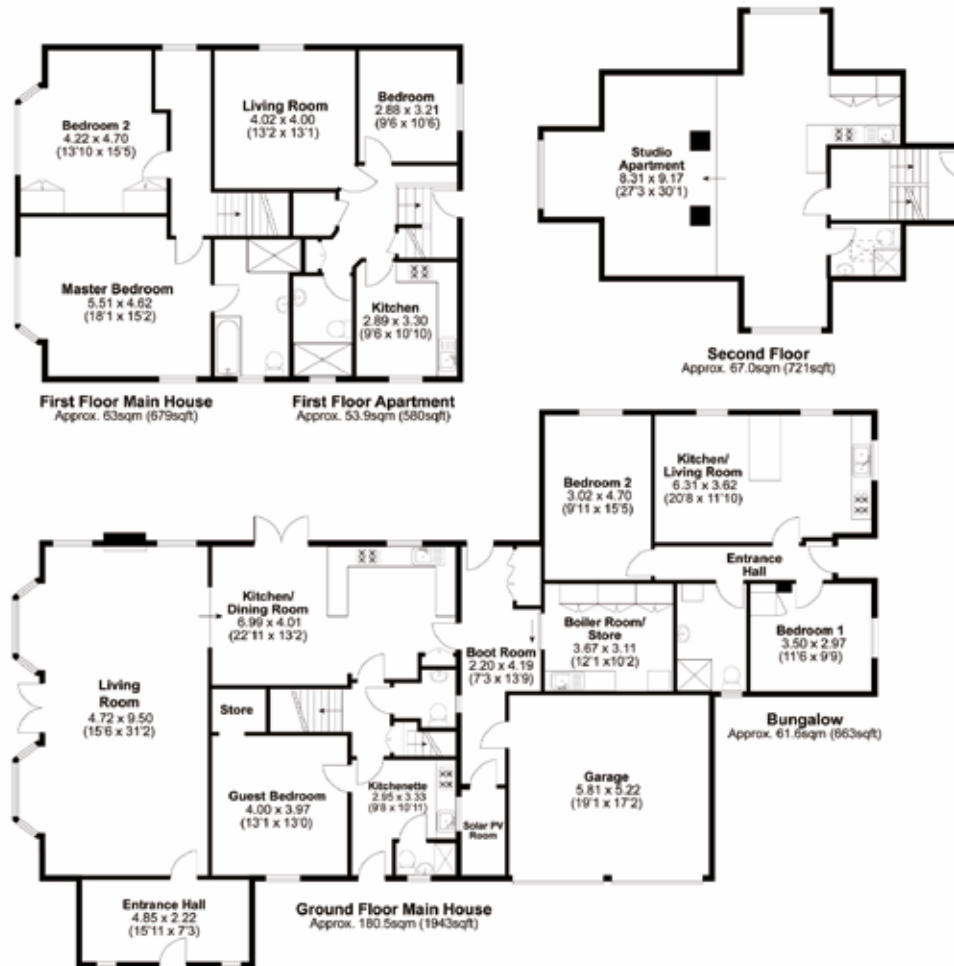
Through secure electric gates, you enter this property onto a large driveway which can comfortably park several cars. Just under 1 acre, Mimram View's outside space ticks every box. There is a vegetable plot to the right leading onto a large lawn with established hedgerow edging the boundary, offering views of the valley beyond. The house is bordered by lawn on 3 sides and from the front you can access the sheltered patio area to enjoy the BBQ. The right hand side of the garden is edged with conifers giving privacy from neighbouring properties.

All in all, this fabulous property offers a wealth of options for those looking to live in the peace of the countryside under a mile from a thriving village with a local school, pubs and shops and just over 3 miles from an East Coast mainline station.





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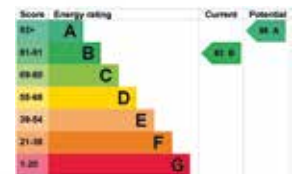


TOTAL FLOOR AREA: 4586 sq.ft. (426 sq.m.) approx.

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.

Council Tax Band: G

Tenure: Freehold



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