










Little Green Cottage, Walnut Tree Road, Pirton, SG5 3PX | Guide Price £925,000 Freehold

 3/4 Bedrooms  2 Bath/Shower Rooms  2 Reception Rooms  Double Garage and Driveway  Landscaped Gardens

 Council Band: G – £3,997.10 2025/26  North Hertfordshire District Council

ashtons.co.uk

The
Collection
TOWN | COUNTRY | EQUESTRIAN

Walnut Tree Road, Pirton, SG5

Little Green Cottage is a charming and distinctly unique 18th-century thatched cottage, beautifully positioned in the heart of Pirton and backing onto Blacksmiths village pond. This three/four-bedroom home has been sympathetically modernised, blending exposed beams, open fireplaces and period detail with contemporary touches. Set within mature, landscaped gardens, it also benefits from two detached garages with loft storage above and a generous driveway.

🗝️	Distinctly unique Grade II listed thatched cottage
🗝️	Impressive landscaped mature gardens
🗝️	Positioned within the highly sought after village of Pirton
🗝️	Two detached double garages and a driveway providing off-road parking
🗝️	Three/four-bedroom semi-detached home
🗝️	Backing onto the serene village pond

Description

This chocolate-box Grade II listed 18th-century, former worker's cottage is a true standout, nestled in the heart of the highly sought-after and award-winning village of Pirton. Recognised for its outstanding beauty, charming features, and tranquil setting backing onto Blacksmiths Pond, the property is surrounded by beautifully maintained mature gardens.

The current owners have presented the home to a superb standard, thoughtfully combining contemporary updates with the property's rich character, highlighted by exposed beams, original timbers, wide floorboards, and striking feature fireplaces, all beneath a meticulously maintained thatched roof.

An inviting entrance space, currently used as a dining and music room, sets the tone for the versatile layout. The two main reception rooms flow seamlessly, with the sitting room offering views over both the front and rear gardens and featuring an impressive open fireplace. A staircase leads to a double guest bedroom with en-suite toilet.

To the opposite side of the home lies a spacious, handmade open-plan kitchen/dining room with marble worktops and bespoke cabinetry, enhanced by exposed beams showcased behind a feature glass wall. A practical utility room and a modern shower room with WC complete the ground floor. Upstairs, the principal bedroom impresses with vaulted ceilings and fitted wardrobes. Two further rooms, a double bedroom and a study/optional fourth bedroom are complemented by a modern four-piece family bathroom.

Outside, the gardens are a highlight, mature, established, and beautifully landscaped, with a front lawn and a large rear patio area offering views across the pond. There are two detached garages, both with extensive loft storage, one of these has the benefit of an electric door. They offer excellent potential for further development or conversion options (subject to planning). A large driveway provides ample off-street parking.

This is a rare opportunity to acquire a truly special home in one of Hertfordshire's most desirable villages.



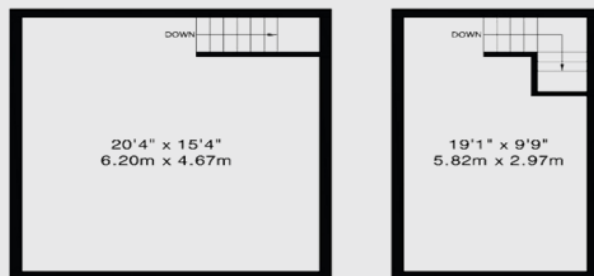
Location

Pirton is a charming village steeped in history, with roots dating back to Saxon times. Nestled at the eastern edge of the Chiltern Hills, it lies just five miles west of the historic market town of Hitchin and around eight miles from the A1(M), offering convenient links south to London and north to major cities.

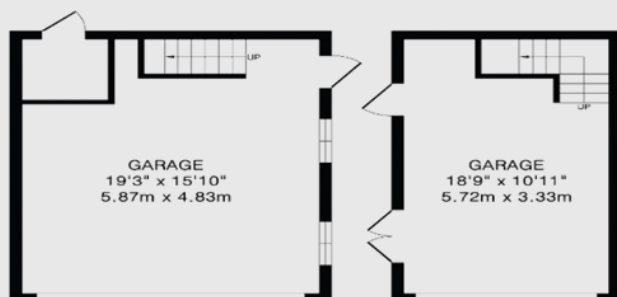








Garage First Floor
493 sq.ft.(45.8 sq.m)approx.



Garage Ground Floor
516 sq.ft.(47.9 sq.m)approx.



First Floor
830 sq.ft.(77.0 sq.m)approx.



Ground Floor
830 sq.ft.(77.0 sq.m)approx.

TOTAL FLOOR AREA: 2669 sq.ft.(247.7 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

IMPORTANT INFORMATION:

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.

Contact one of our property experts today:

📞 01462 429275 ✉ thecollection@ashtons.co.uk 💻 ashtons.co.uk/the-collection

Berkhamsted | Harpenden | Hitchin | Redbourn | St Albans | Welwyn Garden City

The
Collection
TOWN | COUNTRY | EQUESTRIAN