



2 Layston Cottages, Hare Street, Herts, SG9 0DZ

2 Layston Cottages, Hare Street, Herts, SG9 0DZ

Price £415,000

Located in the linear village of Hare Street near Buntingford, Layston Cottages presents a delightful opportunity to acquire a period semi-detached house, steeped in character and history, having been built in 1880. The semi-detached nature of the property provides a sense of privacy while still being part of a friendly community. The period features throughout the house add a unique charm and the enticing secluded garden adds an element of mystery. Perfect for those who love village life yet still want the convenience of a town being only 5 minutes away.

- Characterful cottage in the Linear village of Hare Street
- Stunning living / dining area with sky lights and velux windows
- An interesting private and mystical garden
- Hot tub
- 5 minutes from Buntingford town and the A10
- Flexible living accommodation
- Bi-fold doors leading out to the garden
- Bespoke kitchen
- Dual facing wood burning stove seperates living spaces
- Short stroll to the village pub

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Approximate Gross Internal Area
83.69 sq m / 900.83 sq ft

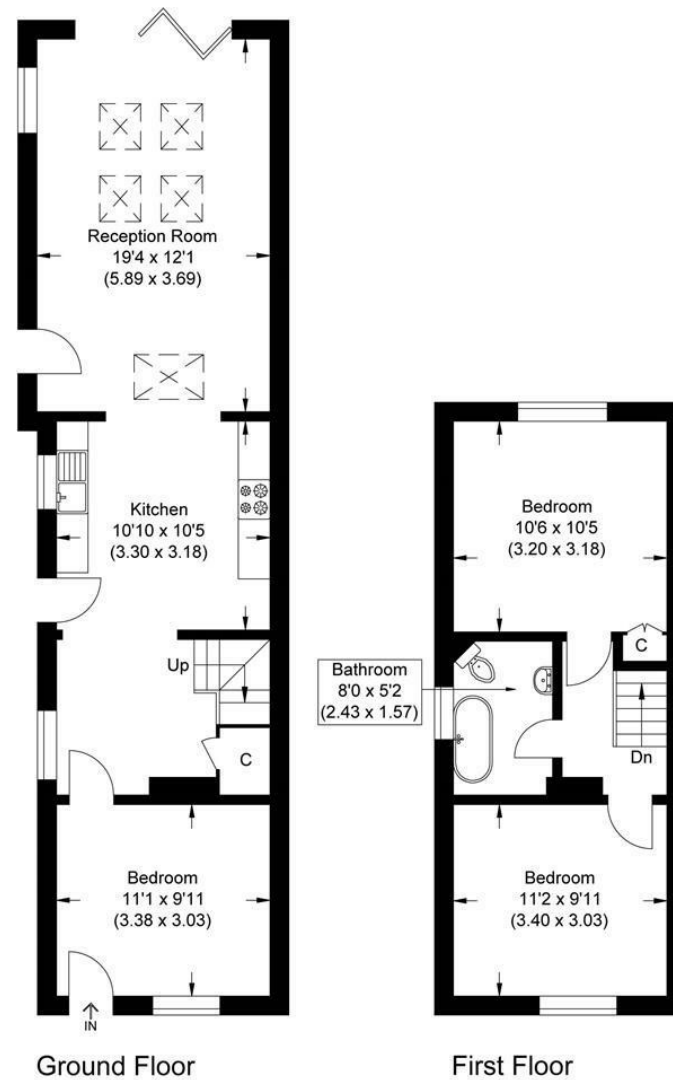


Illustration for identification purposes only, measurements are approximate, not to scale.

Entrance

Gated access to the side leading to side entrance to the property and the garden.

Lounge Area

Wood effect tiled floor. Underfloor heating. Wall lights. Ceiling spot lights. Sky light. Opens through to:

Dining Area

Wood effect tiled flooring. Underfloor heating. Four Velux windows. Window to side aspect. Bi-fold doors open on to the garden.

Kitchen

Solid timber bespoke kitchen with granite countertops. Butler sink with antique brass tap. Space for dishwasher. Space for washing machine. Inset ceiling lights. Tiled floor. Electric oven with extractor hood over. Glazed external door to side aspect. Window to side aspect.

Home Office Space

Dual facing wood burning stove within brick fireplace. Tiled floor. Cupboard containing consumer board. Understairs storage cupboard. Stairs to first floor. Window to side aspect.

Bedroom Three

Dual facing wood burner within brick fireplace (Home Office Space). External door to front aspect. Tiled floor. Wall mounted electric heater. Exposed ceiling beams. Window to front aspect.

First Floor**Galleried Landing**

Access to boarded loft. Doors leading to:

Bedroom One

Wall mounted electric heater. Window to rear aspect. Storage cupboard.

Bedroom Two

Wall mounted electric heater. Window to front aspect. Feature brick wall.

Bathroom

Claw foot bath tub with shower over. High level flush w/c. Pedestal wash hand basin. Chrome ladder style radiator. Tiled walls. Vinyl flooring.

Outside**Front**

Steps up to the fenced small garden. Path to side gate leading to entrance.

Garden

A mystical private garden with many areas of interest leading from the bi-fold doors of the dining room: Decked area with raised beds and mature shrubs. Steps to a patio area with a water feature and timber shed. A few steps up to the hot tub area and a path leading to the 'evening sun spot' at the top of the garden and a handy bike storage shed.

To the house there is access to the side of the house which has outside lighting.

Agents Note

Hot water cylinder and boiler is located in the loft.













View from the bottom of the garden