



Piccotts End

Hemel Hempstead, Hertfordshire HP1 3AU





A timeless tapestry, rich in history and colour.

This beautiful Georgian home sits quietly in the heart of Piccotts End - a tiny medieval backwater where history shapes the streetscape and time seems to move a little more gently.

While tucked away in a rural idyll, the house remains surprisingly well connected, with the market town of Berkhamsted just four miles away and Hemel Hempstead even closer.

Dating back to the 18th century, the house tells its story in rich layers. Its Grade II listing and place within the Conservation Area speak not only to its historic significance but to the care and protection afforded to its evolving fabric. Once a humble row of cottages, the building found a new identity as The Windmill pub in the mid-19th century; a role it performed with ale-soaked enthusiasm until its closure in 1967. A discreet blue plaque beside the front door confirms its place on the Piccotts End Heritage Walk, a quiet nod to the life and laughter held over the years within these walls.

Guide price: £1,250,000
Tenure: Freehold

Inside, the house unfolds in a tapestry of history. The dining room, paved in worn brick and rich in patina, speaks to centuries of footsteps and conversation.



One wall remains exposed, the brick and lime mortar left bare in a celebration of honest materials. Through a traditional stable door, the sitting room emerges; a generous space once serving as the bar, now reimagined for modern life but still imbued with the convivial spirit of its past. Here, twin woodburners glow beneath old beams, with one nestled in an inglenook fireplace, its original fireside benches still intact – no doubt the background for many a 19th-century tall tale over a pint.

To the rear, a seamless extension brings contrast and clarity. The transition is almost cinematic, from the intimacy of nooks and thresholds to the light-filled openness of a more contemporary kitchen and family room. This newer space, exquisitely realised by DeVol, centres on understated elegance: pale quartz worktops contrast against hand-painted cabinetry, while a classic twin sink and aged brass mixer tap lend tactile beauty to functional simplicity. In the family room, glazed doors and full-height windows stretch across one wall, opening onto the garden and dissolving the boundary between inside and out. The effect is one of calm, deliberate openness.

Also on the ground floor, a rear passageway serves as a small utility space, alongside a discreet cloakroom and access to the cellar. A tangible echo of the building's past life, the original beer barrel tracks are still in place; frozen in time and serving as a charming relic of the property's time as a working pub.



Upstairs, the home continues to surprise and delight. On the first floor, the principal bedroom spans the depth of the house, with views to both the front and rear, and features exposed beams and a brick fireplace. Two further double bedrooms offer generous space, one with bespoke fitted wardrobes, the other with low level storage. A fourth, slightly smaller room serves well as a single bedroom. The family bathroom evokes period elegance, with a freestanding bath and thoughtfully chosen fittings, while a second shower room provides additional flexibility.

Above, in the eaves, the second floor is full of character and potential. A study area leads to a fifth bedroom, while another door opens to a large attic space.



And then, perhaps most captivating of all, is the garden. Stretching to approximately 160ft, the rear garden is a deeply romantic cottage landscape: informal, abundant and alive with colour. Mature trees and rambling flower beds create moments of shade and delight, while pockets of seating are strategically placed to catch the sun or invite reflection. Fully enclosed, ancient fragments of walling remain, lending a sense of permanence and story to the space. It is a garden that feels as though it has grown organically with the house, well-tended but never contrived.

To the front, a planted border softens the driveway, which provides parking for two vehicles..





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Council Tax Band: G

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Berkhamsted Office | 01442 863000
152 High Street, Berkhamsted, Hertfordshire HP4 3AT

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