



West End, Ashwell, Baldock, SG7 5PH

welcome to

West End, Ashwell, Baldock

An extremely well-presented and spacious detached Grade II listed three bedroom and four reception room cottage situated in this sought after village location and benefiting from landscape gardens and detached garage to the rear. Viewing highly recommended.



Entrance Hall

French doors to rear garden. Doors off to lounge, sitting room and cloakroom. Under floor heating.

Cloakroom

Suite comprising w/c, copper basin and mixer tap and under floor heating.

Lounge

14' x 12' (4.27m x 3.66m)

Feature inglenook fireplace (currently closed off). Secondary glazed front doors to garden. Vintage style radiator. Opening to dining area.

Dining Area

14' x 9' 9" plus door recess (4.27m x 2.97m plus door recess)

Inglenook fireplace housing dual fuelled stove. Storage cupboard. Secondary double glazed window to rear.

Kitchen

13' 7" max x 15' 2" max (4.14m max x 4.62m max)

Superb L-shaped bespoke fitted kitchen comprising sink with mixer taps and granite work surface surrounds, generous range of base and wall units, water softener and instant boiling water tap and built in dishwasher. To one end of the kitchen there is a large utility cupboard housing space and plumbing for automatic washing machine and tumble dryer. Secondary glazed window to rear garden. Stable door to rear. Door off to study.

Study

9' x 7' 5" (2.74m x 2.26m)

Vintage style radiator. Secondary glazed window to rear.

Sitting Room

20' 11" x 13' 10" (6.38m x 4.22m)

Feature inglenook fireplace housing dual fuelled wood burner. Two vintage style radiators. Cloaks storage cupboard. Twin secondary glazed sash windows to front. Turning staircase to first floor with under stairs storage.

Landing

A charming landing with lovely recess with feature window looking down towards the entrance hall. Velux window. Fitted airing and storage cupboard.

Bedroom One

14' 3" x 10' 1" (4.34m x 3.07m)

Triple aspect room with windows to both sides and rear. Vintage style radiator. Hatch to loft. Door to en-suite.

En-Suite

Suite comprising w/c, free standing shower cubicle, heated towel rail, wash hand basin, velux window and under floor heating.

Bedroom Two

14' 3" x 14' 3" (4.34m x 4.34m)

Dual aspect secondary glazed window to front and rear. Two vintage style radiators.

Bedroom Three

11' 2" x 8' 10" (3.40m x 2.69m)

Secondary glazed window to front. Vintage style radiator.

Family Bathroom

Luxurious suite comprising fully tiled walk in shower, free standing roll top bath with mixer tap shower over, wash hand basin, w/c, secondary glazed windows and velux window to rear.

Outside Garden

A deceptively spacious garden which has been professionally landscaped of which the majority is laid to sandstone paving with various shrubs and ornamental trees throughout. To the end of the garden, there is a raised faux lawn seating area and access to the log store and through to the detached garage.

Garage

Detached garage and further parking.



view this property online williamhbrown.co.uk/Property/RYN109442



welcome to

West End, Ashwell Baldock

- Stunning Grade II listed detached cottage in sought after location.
- Three double bedrooms- one with an en-suite and superb family bathroom.
- Four large reception rooms.
- Lovely low-maintenance landscaped gardens.
- Detached garage and further parking.

Tenure: Freehold EPC Rating: Exempt

£1,000,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN109442



Property Ref:
RYN109442 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01763 242988



royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



williamhbrown.co.uk