



**Kennedy**  
&co.

## Swift House

East Hatley

SG19 3JA

Asking Price Of £795,000

Five Bedroom Detached  
Cottage

1.2 Acre Plot Approximately

Rural Location with  
Countryside Views

Separate Detached Annex

Generous Garaging & Off  
Road Parking

Requiring a Degree of  
Modernisation

No Forward Chain

Great Potential to Create a  
Wonderful Family Home



Formerly three cottages, this substantial property sits on a plot of approximately 1.2 acres. Located in the rural hamlet of East Hatley. Offering flexible accommodation with views over open fields and with the added benefit of a detached Annex with its own access which would make an ideal studio or for use as extra accommodation.

The property benefits from five bedrooms and four reception rooms and is currently used as two separate dwellings, each with its own kitchen, reception and bathroom facilities. Externally there is a double width garage and single garage. In addition, there is ample off road parking for a number of vehicles.

The property does require modernising but would create a truly stunning multi-generational family home in a wonderful location on a good sized plot. Offered for sale chain free.

#### **ENTRANCE LOBBY**

Built in cupboards to one wall, radiator, coving to ceiling, door through to:

#### **RECEPTION HALLWAY**

11' 10" x 6' 10" (3.61m x 2.08m) Radiator, coving to ceiling, doors to sitting room, kitchen / breakfast room and study.



#### **SITTING ROOM**

18' 9" x 12' 1" (5.72m x 3.68m) Upvc double glazed window to the front aspect, feature wood burning stove with tiled hearth and display shelving to side, two radiators, coving to ceiling, archway opening up into:

#### **CONSERVATORY**

14' 3" x 8' 2" (4.34m x 2.49m) Radiator, double glazed windows and double glazed door opening onto the large rear courtyard.

#### **KITCHEN/BREAKFAST ROOM**

18' 0" x 12' 0" (5.49m x 3.66m) Fitted kitchen comprising twin bowl stainless steel sink units, work surface space with tiling to splash areas, range of base and wall units, Oil fired Aga, integral oven and hob, radiator, space to table and chairs, double glazed windows to both front and side aspect, doorway leading to further inner hall with stairs leading to first floor, double glazed door to the front, door through to:

#### **DINING ROOM**

12' 0" x 11' 0" (3.66m x 3.35m) Double glazed window to front aspect, range of built in wall units.

#### **STUDY AREA / INNER HALLWAY**

10' 4" x 6' 10" (3.15m x 2.08m) Oil fired boiler supplying radiators and domestic hot water, arch to rear hall, door off to:



#### **CLOAKROOM**

Two piece suite comprising low level Wc and inset vanity wash hand basin, radiator, window overlooking the rear hallway, range of built in wall units.

#### **REAR HALLWAY**

Tiled flooring, radiator, door to large rear courtyard.

#### **FIRST FLOOR LANDING**

There are two separate staircases leading to separate landing. The first of which leads onto:

#### **STUDY AREA**

7' 10" x 7' 7" (2.39m x 2.31m) Double glazed window to rear aspect, radiator.

#### **BEDROOM ONE**

11' 9" x 11' 4" (3.58m x 3.45m) Fitted wardrobes to of one wall, radiator, double glazed window to the front aspect, coving to ceiling.

#### **BEDROOM TWO**

11' 1" x 9' 3" (3.38m x 2.82m) Double glazed window to front aspect, radiator, coving to ceiling.

#### **BEDROOM THREE**

10' 0" x 7' 8" (3.05m x 2.34m) Double glazed window to side aspect, radiator, coving to ceiling.

#### **BATHROOM**

Four piece bathroom suite comprising low level Wc, bidet, corner bath and inset vanity wash hand basin, radiator,

double glazed window to rear aspect.

### **SEPARATE SHOWER ROOM**

Tiled shower cubicle, radiator, Velux window to rear aspect.

### **SECOND SITTING ROOM**

20' 9" x 10' 8" (6.32m x 3.25m) Dual aspect with double glazed window to front and double glazed door to the large rear courtyard. Feature fireplace with hearth and surround, under stairs recess, twin radiators, door to secondary staircase leading to the secondary landing, door to second kitchen.

### **SECOND KITCHEN**

10' 7" x 8' 0" (3.23m x 2.44m) Range of base and eye level units, one and a half bowl sink unit, work surface space, built in oven and hob, double glazed window and stable door to rear aspect, door through to:

### **UTILITY ROOM**

10' 2" x 8' 9" (3.1m x 2.67m) Single bowl double drainer stainless steel sink unit, plumbing for washing machine, oil fired boiler, personal door to garage, doors to:

### **SHOWER ROOM**

Shower cubicle.

### **SEPARATE CLOAKROOM**

Two piece suite comprising low level and wash hand basin, radiator, window to rear aspect.

### **SECOND LANDING**

Double doors proving access to a large storage area.

### **BEDROOM FOUR**

15' 0" x 8' 1" (4.57m x 2.46m) Double glazed window to front aspect, radiator, over stairs cupboard.

### **BEDROOM FIVE**

10' 11" x 9' 5" (3.33m x 2.87m) Double glazed window to rear aspect, built in cupboard, radiator.

### **SECOND BATHROOM**

Three piece suite comprising bath with shower over, low level Wc and inset vanity wash hand basin, radiator, airing cupboard, double glazed window to rear aspect.

### **DETACHED ANNEX**

Detached annex with its own access, garage and off road parking area, formerly 'The Smithy' with spacious ground floor accommodation, offering great potential for use as a studio or additional living accommodation,

### **KITCHEN**

10' 9" x 10' 4" (3.28m x 3.15m) Comprising built in oven and hob, breakfast bar, range of base and wall units, single bowl sink unit, work surface space, tiling to splash

areas, double glazed windows to both front and side aspects, archway through to:

### **SITTING ROOM**

31' 0" x 13' 7" (9.45m x 4.14m) Dual aspect room with double glazed window to the front and double glazed doors to the rear aspect, feature wood burning stove on hearth with surround, radiator, staircase to first floor which could provide additional living space with limited head room.

### **UTILITY ROOM**

8' 2" x 7' 2" (2.49m x 2.18m) Comprising sink with work surface space, oil fired boiler, double glazed window to rear aspect.

### **STORE**

9' 2" x 8' 1" (2.79m x 2.46m) Double doors to rear.

### **SHOWER ROOM**

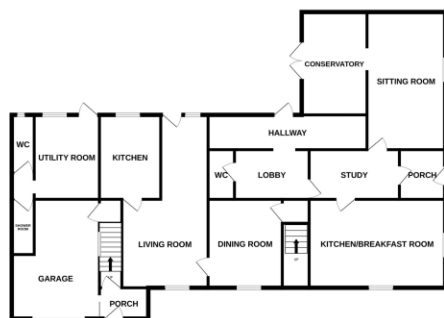
Comprising tiled shower cubicle, low level Wc and inset vanity wash hand basin, heated towel rail, window to rear aspect.

### **EXTERNALLY**

The property benefits from having a detached double garage block comprising double garage and single garage and a further separate single garage located to the end of the main residence. Ample parking for a number of vehicles to front and rear of the property. The gardens extend to the side and rear of the property, being mainly laid to lawn with hedge surround, various shrubs and trees throughout. Immediately to the rear of the property is a large block paved courtyard, which in turn leads through to the orchard.



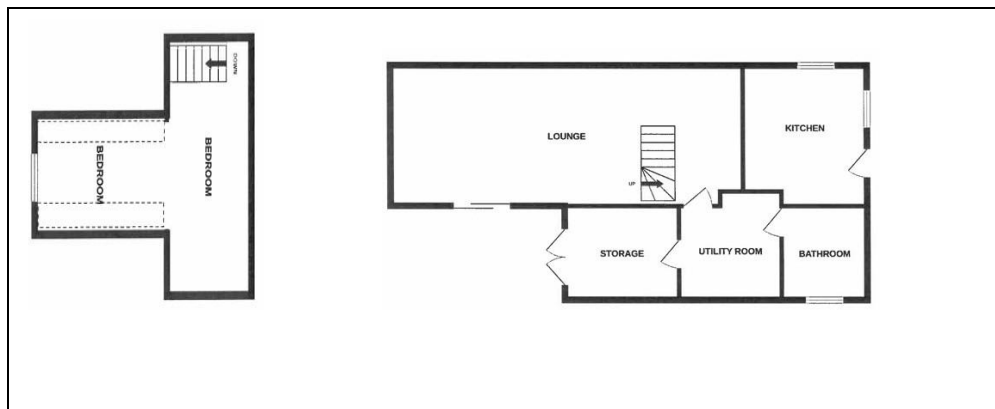
GROUND FLOOR



1ST FLOOR



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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

The Smythy

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

2-4 East Hatley

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.