

FREEHOLD



House - End Terrace (EPC Rating: C)

1 The Granary, Arlesey, Beds, SG15 6SH

Price Guide

£515,000



First Step



4



2



2



C

4 Bedroom House - End Terrace located in Arlesey

SPACIOUS family home with UNIQUE DETACHED GRANARY... LARGE plot...

BEAUTIFUL gardens...

VAULTED ceilings... STUDY... ENTERTAINING kitchen with ISLAND... ROLL TOP bath...

EN-SUITE....

INTERNAL

GROUND FLOOR

Entrance Hallway

Door from front aspect. Vaulted ceiling, carpet, opening to Lounge and door to Kitchen/Dining room.

Lounge

17'7" x 8'9"

French doors to front aspect and velux roof windows.

Vaulted ceiling, panelled wall, vertical wall radiator. Carpet.

Kitchen/Diner

19'0" x 14'6"

French doors (with cat flap) and window to rear aspect, both fitted with shutters. Traditional shaker style wall and base units in Navy with complementary slab tech resin work surface. Freestanding island with matching units and work top with seating for high bar stools - housing the induction hob, pop up power socket and hanging island extractor hood. Matching corner larder fitted with wine rack, range of shelves and light. Integrated double oven, dishwasher, washer/dryer and upright fridge freezer, drawer packs, tiled splash back areas, under plinth lighting, double butler sink and drainer. Matching wall mounted unit housing the Vaillant boiler. Laminate flooring, wood panelling to walls. Full height door to under stairs storage cupboard with light and shelves. Door leading to:

Front Internal Hallway

Window to front aspect fitted with shutters. Decorative radiator cover, carpet. Stairs to first floor. Ground floor door leading to:

Study

7'5" x 5'8"

Window to front aspect, fitted with shutters. Laminate flooring.

FIRST FLOOR

Landing 1

Window to front aspect. Full height door to airing cupboard housing the water tank, shelved. Carpet. Staircase to second floor. First floor doors leading to:

Bedroom 1

14'7" x 10'9"

Two windows to rear aspect. Carpet.

Bedroom 4

7'6" x 7'4"

Window to front aspect. Carpet.

Bathroom

White suite comprising: freestanding roll top bath with hand held shower, flush low level wc, pedestal wash hand basin. Fully tiled walls and floor, shaver point, bespoke curved heated towel rail.

SECOND FLOOR

Landing 2

Loft access. Doors leading to:

Bedroom 2

14'7" x 9'1"

Dual aspect windows to side and rear aspect. Carpet. Door leading to:

En-suite shower room

White suite comprising: large panelled shower with glass door, flush low level wc, pedestal wash hand basin. Half tiled walls, vinyl flooring.

Bedroom 3

11'3" x 8'8"

Window to front aspect. Half height door to eaves storage cupboard. Carpet.



EXTERNAL

Front Garden

Feature wall, established plants, mature trees & hedge perimeters. Mainly laid to lawn with raised flower beds and planters with established shrubs. Entertaining block paved patio area. Stoned seating areas. Detached Granary in the gated grounds. Access to driveway parking.

Rear Garden

Curved feature wall and fence perimeters with rear gated access. Mainly laid to stones with entertaining patio area and two fruit trees. Paved pathway to rear French doors. External light.

Driveway Parking

Wooden fenced perimeter with gated access to parking. Block paved driveway parking for 2 cars. External light, storage area to side of property, water butt. Established shrubs.

THE GRANARY - DETACHED GRADE II LISTED

15'3" x 15'3"

Detached Grade II listed Granary built in 1700's. Door access from within gated perimeter fencing. Two floors of dry storage.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council Tax: Band D

Mains utilities

Traditional brick and block build

Detached Granary, Grade II Listing built 1700's on separate title

Granary has two floors

Local Area

The property is situated in the heart of Arlesey and benefits from the lovely open countryside close by with excellent cycle route, a local library, pharmacy, excellent takeaway restaurants and Fish & Chip shop, several local pubs and the local lower school, Gothic Mede Academy.

Arlesey is also only a few minutes from the A1(M) with the added advantage of a train service with fast trains to London's Kings Cross & London St Pancras (circa 35-45 mins).

Arlesey is a very short car, bus or train journey from the



local historic market town of Hitchin which has a rich diversity of independent businesses. The town is still able to boast independent food retailers, a wealth of hair and beauty salons and an even greater range of coffee shops and restaurants. The market itself still trades on Tuesday and Saturday, general market, Friday bric-a-brac and collectables.

Also just a 5 minutes drive is Letchworth Garden City, the world's first garden city established by Ebenezer Howard, which boasts an outdoor and indoor swimming pool/leisure centre, various chain and independent shops, coffee shops & restaurants.

Agents Note

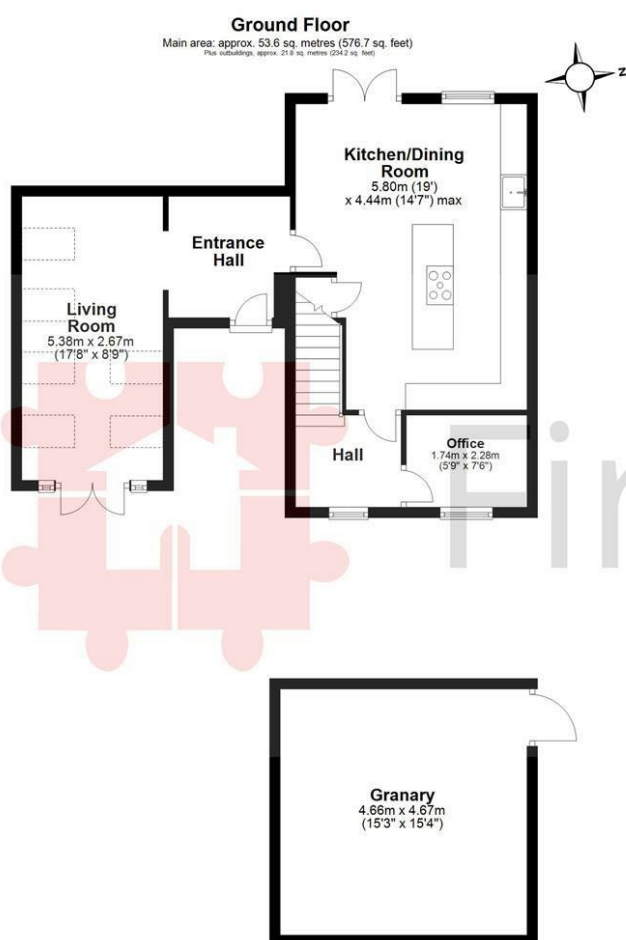
The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.

The vendor has a family link with an employee of First Step.







First Floor
Approx. 33.5 sq. metres (360.1 sq. feet)



Second Floor
Approx. 29.6 sq. metres (319.0 sq. feet)



Main area: Approx. 116.7 sq. metres (1255.8 sq. feet)

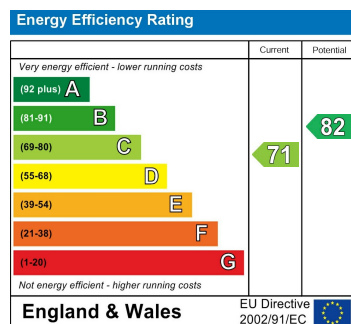
Plus outbuildings: approx. 21.8 sq. metres (234.2 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

Council Tax Band

D

Energy Performance Graph



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