



**Grade II listed house**

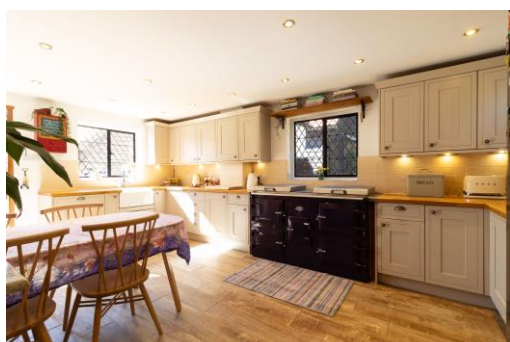
**Exposed beams and inglenook fireplace**

**Refitted bathroom and shower room**

**Four/five bedrooms**

**Modern fitted kitchen**

**Garage/workshop (potential annex STPP)**

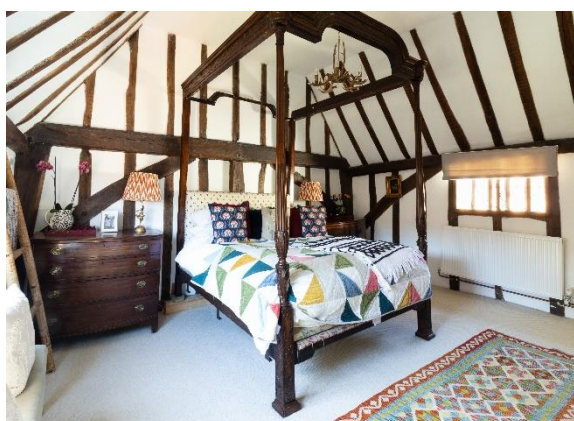


**The Cottage**  
Stevenage, SG2 7QA

**Offers in the Region  
Of £1,100,000**



A Grade II listed 16th century tiled four/five bedroom detached house in the centre of the village of Cromer. The property is a former Hall House that has been extended to the side and to the rear and now also includes a timber clad work shop and garage to the back, with off street parking for several vehicles. The house has approximately 2,043 sq. ft. of accommodation set over two floors. There is an entrance hall, a 31ft. sitting room/family room, with an inglenook fireplace, a study with an en suite shower room with underfloor heating, which could be used as a ground floor bedroom, a kitchen/dining room, a utility room and a conservatory. On the first floor there are four bedrooms and a refitted bathroom. Outside there is a home office with "mega fast fibre" broadband connection. The workshop/garage has three phase power supply, its own plumbing and waste outlet and a first floor storage area. There is also an additional store room and an outside oil storage tank and log store. The property features diamond leaded windows to the front and rear with many other original features. The kitchen was refurbished six years ago, a butler sink with Groher boiler integrated tap and an Everhot electric range with three ovens. The study has a newly refitted en suite shower room. First Floor The master bedroom has exposed beams and original features and the second bedroom has a feature window seat. The front gardens are laid to lawn behind a hawthorn hedge with a path to the front door. To the side of the house is the main garden which is south facing, is laid to lawn with shrub borders and mature trees. There are steps up to a terrace with shingle seating area and another lawned area with a garden store, there is also a timber shed. The driveway to the front, sweeps round to the garage behind remote, electric five bar gates. Situation and Schooling Cromer is a hamlet in the civil parish of Ardeley, it is noteworthy for possessing Hertfordshire's sole surviving post mill. The current mill dates from 1681 on a site where a windmill has stood for over 600 years. The mill first opened to the public in 1991, and has continued to do so ever since. There infant and junior schools in the neighbouring villages of Weston, Ardeley and Walkern and secondary schools in nearby Stevenage and Baldock.

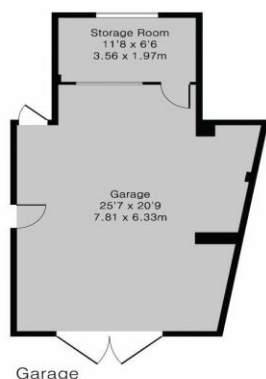


**Approximate Gross Internal Area 2470 sq ft - 230 sq m**

Ground Floor Area 1026 sq ft – 95 sq m

First Floor Area 910 sq ft – 85 sq m

Garage Area 534 sq ft – 50 sq m



Garage



Ground Floor



First Floor



**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.