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Mulberry Cottages, Old Knebworth, Hertfordshire, SG3 6QF

Guide Price £645,000

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Mulberry Cottages

Old Knebworth, SG3 6QF

Guide Price £645,000



- Charming Grade II Listed Cottage Bursting with Character
- Breathtaking Views Across the Rear
- Two Generously Proportioned Bedrooms
- Two Ensuite Bathrooms
- Convenient Ground Floor Cloakroom
- A Rare Opportunity Not to Be Missed
- Nestled in a Highly Sought-After Location
- Well-Appointed Fitted Kitchen
- Ample Off-Road Parking
- Chain Free

An attractive and rarely available Lutyens-designed, Grade II listed, white-rendered character cottage, situated in the highly desirable hamlet of Old Knebworth. Occupying a generous plot, the property enjoys beautiful, far-reaching views to the rear across open fields and woodland beyond.

Full of charm, character and period features, this delightful end-of-terrace cottage retains many original features, including stripped pine doors, fireplaces, exposed beams and multi-paned windows. The property has also benefited from a fitted kitchen and bathroom, together with the re-tiling of many of the ground-floor rooms.

The accommodation is arranged over two floors and comprises, on the ground floor, a welcoming reception hall, sitting room, fitted kitchen/dining room, utility room and downstairs cloakroom.

On the first floor are two well-proportioned bedrooms. The principal bedroom benefits from an en-suite bathroom fitted with a four-piece suite, while the second bedroom enjoys its own en-suite shower room. There is also an additional loft room, offering useful versatility.

Externally, the property boasts a deep gravelled driveway to the front, providing ample off-road parking. To the rear is a particularly impressive garden, measuring approximately 130ft in length, backing directly onto open countryside and providing a wonderful sense of space, privacy and rural tranquillity.

A truly charming and rarely available period home in a sought-after village setting. Internal viewing is highly recommended to fully appreciate the character, setting and generous outside space this lovely cottage has to offer.







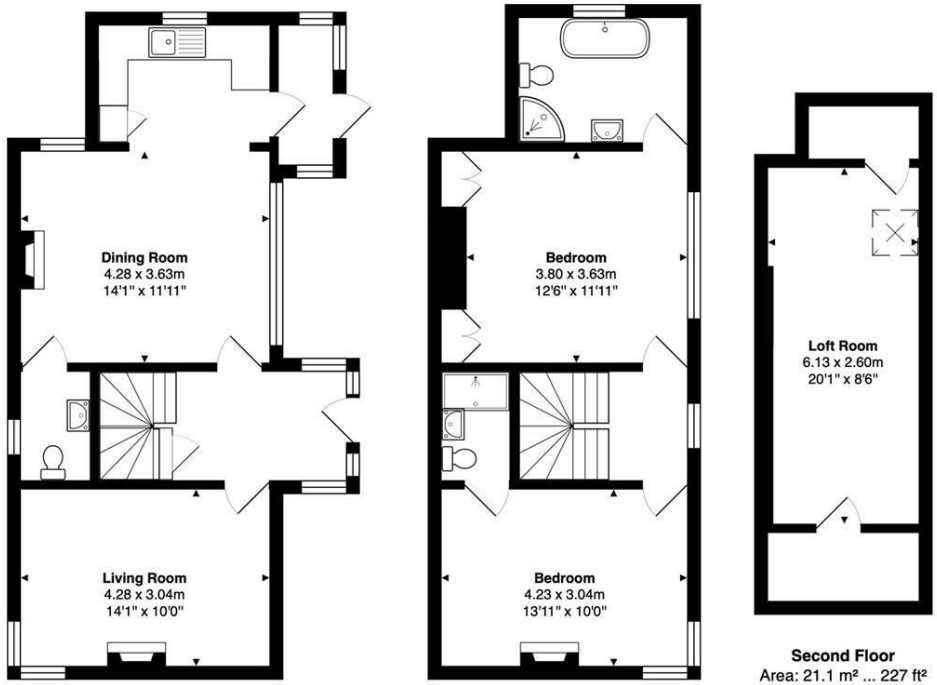
Directions

The historic location of Old Knebworth is surrounded by open countryside together with beautiful walks through the Knebworth Park with its stately home, gardens and family parkland which since 1974 has been famously associated with numerous major open-air rock and pop concerts. The renowned public house, 'The Lytton Arms' is just a short stroll away and an offers an extensive food menu and regular live music. Knebworth village is under 1 mile away and provides a High Street with a variety of shops and cafés including a mainline train station, chemist, post office, doctors' surgery, two dentists, a public library and well regarded JMI school.





Floor Plans



Ground Floor
Area: 49.4 m² ... 531 ft²

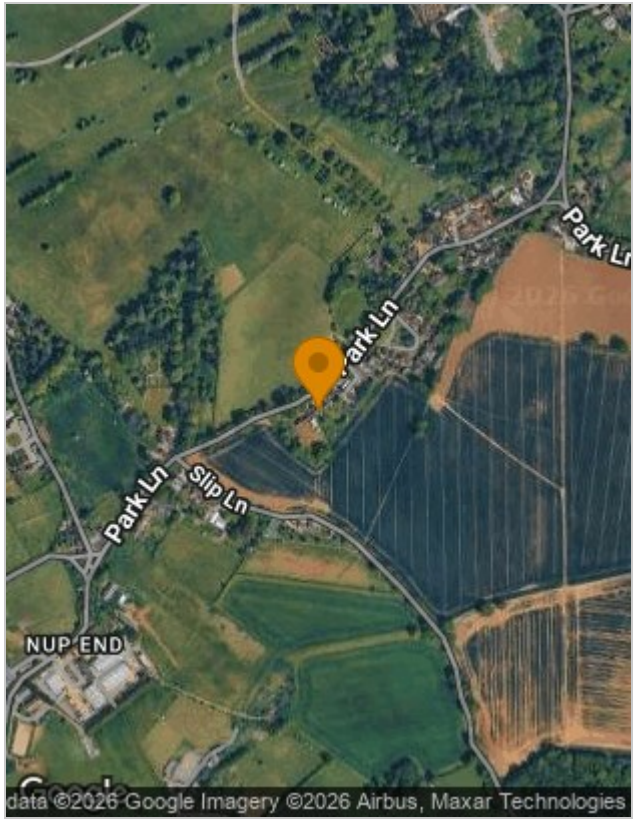
First Floor
Area: 43.4 m² ... 467 ft²

Second Floor
Area: 21.1 m² ... 227 ft²

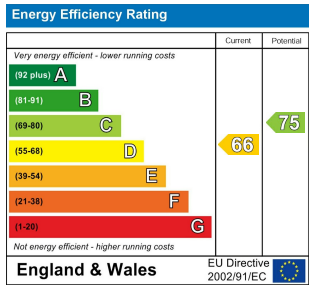
Total Area: 113.8 m² ... 1225 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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Location Map



Energy Performance Graph



Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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The Property Ombudsman