



Painters Cottage

Piccotts End



Offers In Excess Of £695,000

entrance | sitting room | kitchen/dining room | first floor landing | three bedrooms | bathroom | second floor bedroom with ensuite | outbuildings/garages | shared courtyard & garden.

VIDEO. A Grade II listed four bedroom character home with outbuildings and generous garden. NO CHAIN.





Located in the historic and picturesque hamlet of Piccotts End, on the outskirts of Hemel Hempstead, this charming end of terrace cottage is rich in character and history. Dating from around 1710, the property forms part of a small row of cottages that once housed a village bakery and shop, serving the local community until 1953.

Situated within a conservation area, the home was designated a Grade II listed building in 1977 in recognition of its special architectural and historic interest. Known in recent years as Painter's Cottage, the property also enjoys a creative heritage and long association with artists, adding an extra layer of charm to this distinctive home.

Arranged over three floors, the house offers beautifully proportioned living space that balances period character with modern versatility. The accommodation includes four bedrooms and two bathrooms, with the fourth bedroom positioned within the loft, a flexible space perfectly suited as a principal suite, guest suite, private office or creative studio.

The ground floor features a welcoming living room centred around a charming wood burning stove, creating a warm and inviting atmosphere throughout the colder months. To the rear, a stylish kitchen and dining room form the heart of the home, thoughtfully arranged to suit both everyday family life and relaxed entertaining. Throughout the house, the layout provides adaptable living spaces that comfortably support contemporary lifestyles while preserving the cottage's historic character.

Beyond the main house, the property continues to impress. To the rear a shared courtyard leads to a substantial detached barn offering valuable additional space and exceptional versatility. The barn incorporates a three car garage. Above, a large room includes a kitchenette and WC, making it ideal for a home office, creative studio or hobby room.

The generous rear garden provides a wonderful outdoor setting with ample space for gardening, relaxing and outdoor entertaining.

Altogether, this is a unique opportunity to acquire a characterful property with outbuildings and plenty of scope to make it your own in one of the area's most appealing settings.

Tenure

Freehold.



Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

Council tax band E (Dacorum).

Situation

Piccotts End is a sought-after location known for its character and riverside setting, offering a peaceful village feel while still being close to the amenities of Hemel Hempstead, as well as countryside walks and convenient transport links.



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Approximate Gross Internal Area
 Ground Floor = 35.5 sq m / 382 sq ft
 First Floor = 36.4 sq m / 392 sq ft
 Second Floor = 21.2 sq m / 228 sq ft
 Outbuildings = 86.7 sq m / 933 sq ft
 Total = 179.8 sq m / 1,935 sq ft

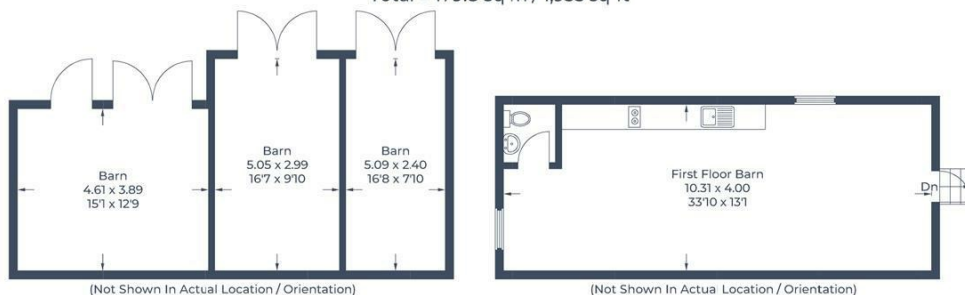


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

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