FREEHOLD

House - Detached (EPC Rating: E)

THE MANSE, 15 WHITEHORSE STREET, BALDOCK, HERTS, SG7 6QB

Price Guide

£785,000

First Step

4 1 3 E

4 Bedroom House - Detached located in Baldock

Offered chain free welcome to "The Manse," a charming Victorian detached house, a hidden gem discreetly located behind Whitehorse Street. This delightful property, built in 1858, boasts a generous living space of 1,434 square feet, making it an ideal family home or a peaceful haven for a couple with visitors.

"The Manse" retains many original features that add character and charm to the home. The exterior is equally appealing, with a traditional façade that reflects the rich history of the property and the surrounding area.

Situated centrally in its own secluded wraparound gardens, particularly benefitting from an enchanting southerly garden being the epitome of country cottage style and a true reflection of the pride, effort and horticultrual knowledge the owners utilised during their residence.

As you enter, you will be greeted by three spacious reception rooms, each offering a unique atmosphere for relaxation and entertainment. These versatile spaces can be tailored to suit your lifestyle, whether you envisage a cosy sitting room, a formal dining area, a vibrant playroom for the children or a home study/craft room.

Situated in Baldock, you will enjoy the benefits of a friendly community, with local amenities, schools, and parks just a short distance away. The town is well-connected, making it easy to access nearby towns and cities.

In summary, "The Manse" is a splendid Victorian home that combines historical charm with modern living. With its spacious reception rooms, four bedrooms, and prime location, this property is perfect for those seeking a comfortable and stylish home.

INTERNAL

Ground Floor

Entrance Porch
Bespoke brick built porch with arched ceiling design, double doors to front aspect. Tiled flooring. Door leading to:

Entrance Hallway
Door to front aspect. Solid oak herringbone parquet flooring and feature dado rail. Staircase to first floor. Doors leading to:

Sitting Room
12'11" x 12'10"
Window to front aspect. Feature fireplace with brick surround, tiled hearth and wooden shelf, fitted with cast iron gas effect stove. Carpet and feature dado rail. Arched opening to:

Snug/Study
10'9" x 9'8"
Sliding patio doors to rear aspect. Feature tiled fireplace with brick surround, tiled hearth and wooden shelf, fitted with cast iron gas fire. Built-in storage cupboards and shelves. Carpet and feature dado rail. Door leading to entrance hallway.

Dining Room
12'11" x 12'10"
Window to front aspect. Chimney breast with feature tiled fire surround fitted with cast iron fireplace. Continuation of solid oak herringbone parquet flooring and feature dado rail. Door leading to Kitchen/Breakfast Room.

Kitchen/Breakfast Room
12'11" x 9'8"
Window to rear aspect. A range of cream wall and base units with quartz work surface plus up stand, including small breakfast bar. Glass fronted display units, wine storage. Rangemaster double oven, grill and hot plate with 5 ring gas hob and extractor inset into tiled recess with high level wooden mantel. Integrated Bosch fridge/freezer, Neff dishwasher, John Lewis washing machine, Worcester Bosch boiler concealed in matching wall unit, one and a half bowl sink, ceramic tiled flooring. Doors leading to entrance hallway.

Cloakroom
Window to rear aspect. White suite comprising: flush wc, pedestal wash hand basin with tiled splash back. Wall mounted mirrored cupboard. Half tiled walls, under stairs storage area. Tiled flooring.

First Floor

Landing
Gallery landing with window to rear aspect. Loft access: fully boarded with light and ladder, housing a water tank. Carpet and feature dado rail. Doors leading to:

Bedroom 1
13'0" x 12'10"
Window to front aspect. Built in 5-door fitted wardrobe, fitted with shelf and rail. Feature tiled fireplace fitted with cast iron fire. Carpet.

Bedroom 2
12'10" x 10'8"
Window to front aspect. Built-in fitted wardrobe with doors, drawers and seated dressing table. Feature tiled fireplace fitted with cast iron fire. Carpet.

Bedroom 3
13'0" x 9'8"
Window to rear aspect. Full height cupboard housing water tank fitted with shelves. Feature tiled fireplace fitted with cast iron fire. Carpet.

Bedroom 4
8'6" x 6'2"
Window to front aspect. Carpet.

Bathroom
10'8" x 9'8"
Window to rear aspect. White suite comprising: Free standing bath with hand held shower, large fully tiled walk-in shower with glass screen, flush wc, pedestal wash hand basin. Fully tiled walls, heated towel rail, wall mounted heater and mirrored cupboard, ceramic tiled flooring.

EXTERNAL

Front Garden
Wrap around garden, with fence and wall perimeters. Extensive south facing entertaining patio area leading to lawn and established borders with a range of mature trees, plants and shrubs. External lights, side gated access, plus double gated access. Open patio access both sides of house to the rear garden area.

Back Garden
Wrap around garden with fence and wall perimeter. Additional substantial entertaining patio area with border with established mature planting. Large wooden garden shed fitted with light and power (6.1m x 2.75m). External lights, tap.

Parking
A parking permit is required for street parking at circa £95 per year.

ADDITIONAL PROPERTY INFORMATION
Freehold
EPC: Rating E
Council Tax: Band F

Mains utilities
Traditional brick and block construction
Property of historical interest
Property is in a conservation area
Zone A parking permit required

Local Area
This property is an historial place of interest positioned in a conservation area in the historic market town of Baldock which has a population of around 10,000 and is situated within the district council area of North Hertfordshire and the county of Hertfordshire.

Easy access to A1/M1, fast trains into London Kings Cross & St Pancras from Baldock railway station circa 40-45mins and trains direct to Cambridge circa 20-25 mins.

Even though it is the smallest town in North Herts district, it has many architecturally significant buildings with more listed buildings than any of the others in the district. In fact, it is among only five towns in the whole of Hertfordshire listed

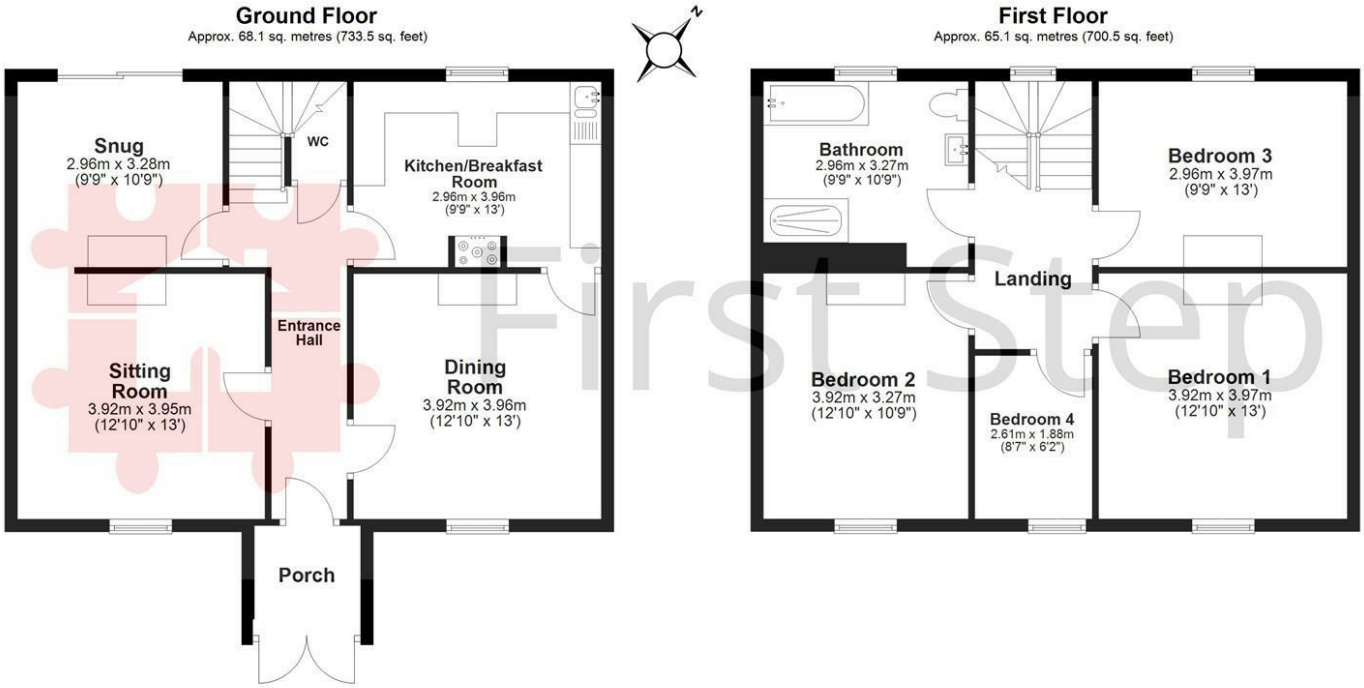
by the Council for British Archaeology as being of national importance. Baldock almost runs into the larger Letchworth Garden City, the two lying each side of the A1 motorway.

With its impressive architectural heritage, true to its history as a coaching town and centre of the malting industry, it is still very popular with socialites and party goers. At the same time, it has its own vibrant community life and ancient and attractive shopping environment, boasting excellent restaurants, pubs, bakery and butchers and especially excellent schools.

Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by the agent, 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.



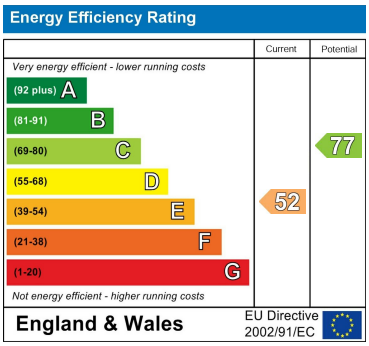
Total area: approx. 133.2 sq. metres (1433.9 sq. feet)

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

Council Tax Band

F

Energy Performance Graph



Call us on

01462 659 730

sales@firststep.ltd
www.firststep.ltd

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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 are advised to recheck the measurements.

First Step