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Throcking Hall Cottage Throcking, Throcking, Hertfordshire,
SG9 9RL

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Price Guide £760,000

- Characterful four-bedroom detached country cottage
- Idyllic rural setting surrounded by open countryside
- Generous and versatile living accommodation
- Ample private driveway parking
- Excellent scope for renovation and modernisation
- Set within approximately 0.41 acres
- Wealth of character features including exposed timbers
- Detached double garage with electric roller door
- Established gardens with former swimming pool
- A rare opportunity to create an exceptional countryside home, subject to any necessary consents

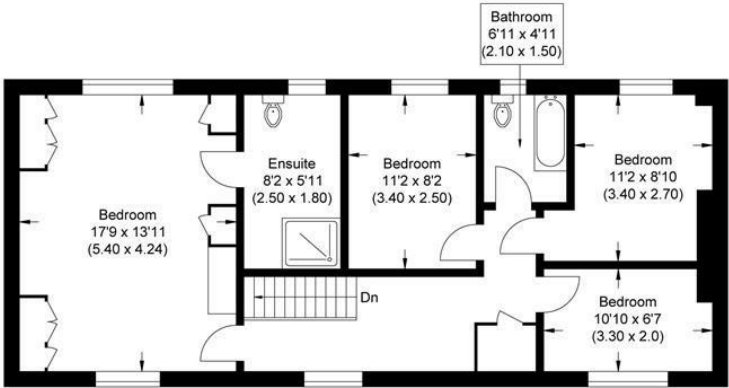
Throcking Hall Cottage is a characterful four-bedroom period home occupying a generous plot of approximately 0.41 acres, surrounded by open countryside in the peaceful rural hamlet of Throcking.

Offering spacious and flexible accommodation, the property has been extended and updated at various points over the years, including improvements to the kitchen and en-suite, whilst retaining plenty of individual character. The cottage would now benefit from a programme of renovation and presents an exciting opportunity for a new owner to improve and personalise the property to their own taste.

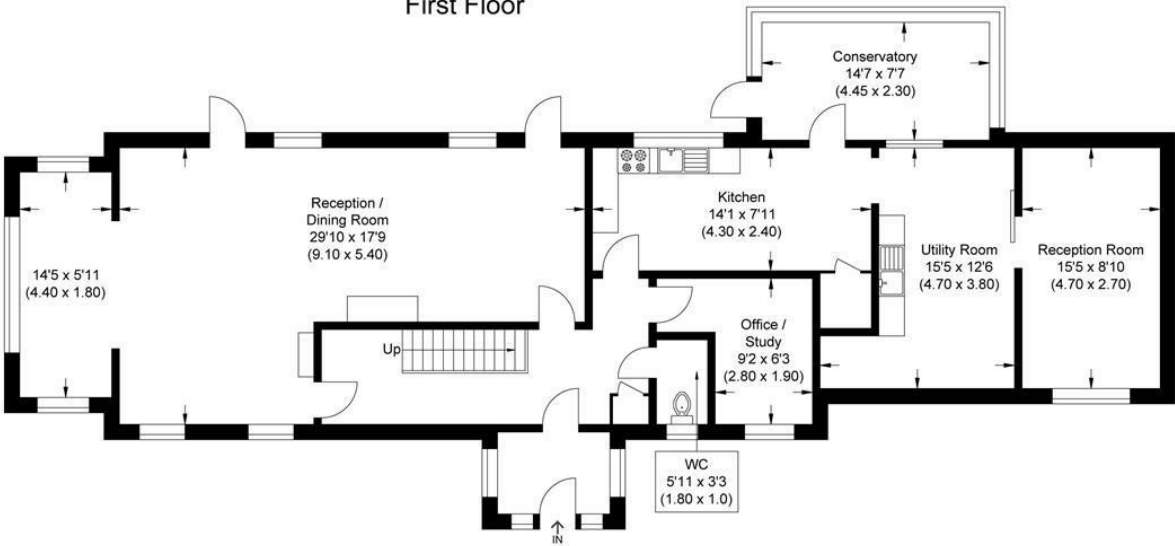
Outside is a particular feature, with established gardens extending away from the house, a former swimming pool, ample driveway parking and a detached double garage with electric roller door. The long plot adjoins open farmland and enjoys a wonderfully rural outlook.

With its combination of four-bedroom accommodation, 0.41-acre plot, countryside setting and scope for improvement**, Throcking Hall Cottage offers a rare opportunity to create a wonderful country home in this attractive part of Hertfordshire.

Approximate Gross Internal Area
201.63 sq m / 2170.32 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of IWestates estate agents.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Entrance

Entrance Porch

Timber entrance door. Windows to front and side aspects. Tiled floor. Light. Radiator. Double glazed doors to:

Hall

Parquet flooring. Window to front aspect. Radiator. Stairs to first floor. Shelved built in cupboard. Built in storage cupboard with light houses alarm system manifold.

Dining Room

Glazed door to rear. Window to rear. Radiator. Beam partition through to:

Sitting Room

Ornately carved timber fireplace surround with a tiled hearth. Glazed door to rear. Windows to front, side and rear aspect. Three radiators.

Cloakroom

Low level flush w/c. Wash hand basin. radiator. Obscure window to front aspect. Wood effect flooring.

Kitchen / Breakfast Room

Fitted with a range of traditional country style wall and base level units with laminate countertops. Stainless steel one and a half bowl sink and drainer. Tiled splash backs. Tiled floor. Integrated 4-ring electric hob with extractor hood over. Integrated microwave. Integrated dishwasher. Integrated double oven. Window to rear aspect. Radiator.

Office

Radiator. Window to front aspect.

Inner Lobby

Quarry tile floor. Access to boiler cupboard. Doors to:

Utility Room

Window to rear and front aspect. Wall and base level units with laminate countertop to one wall with space and plumbing for washing machine and tumble dryer. Houses consumer unit.

Study

Formerly the original garage with external door to driveway. Wood effect flooring. Obscure window to front aspect. Wall mounted electric heater.

Conservatory

Outside light and power sockets. Tiled floor. Door to garden.

First Floor

Galleried Landing

Window to front aspect. Radiator. Shelved airing cupboard. Loft access.

Bedroom One

Dual aspect with windows to front and rear aspect. Fitted wardrobes and two built in storage cupboards. Two radiators.

En Suite Shower Room to Bedroom One

Double length shower cubicle. Vanity units with inset wash hand basin and low level w/c with hidden cistern. Tiled walls. Radiator. Exposed timber floor. Obscure window to rear aspect.

Bedroom Two

Fitted wardrobes and drawer units. Window to rear aspect. Radiator. Built in cupboard.

Bedroom Three

Built in cupboard. Radiator. Window to rear aspect.

Bedroom Four

Window to front aspect. Radiator.

Bathroom

Panel bath with electric shower over. Pedestal wash hand basin. Low level flush w/c. Exposed timber floor. Radiator. Tiled splash backs.

Outside

Front

Driveway

Garage

Rear Garden

Mostly natural habitat grassland with large patio to the house. Swimming pool (will need to be recommissioned). Timber store for the pools heat source. Small timber shed. Access via gate to driveway and garage.

Agents Note

Sewerage - thought to be a Septik tank

Heating - oil

Boiler serviced annually

Double glazed

Fireplace has not been used for some years and will need servicing.

Loft has a light and ladder by no boarding.

















Artist impressions of what a renovation could look like

