



3 Willow Court • Willian • Letchworth Garden City • Hertfordshire • SG6 2GA

Guide Price £1,100,000

Charter Whyman

TOWN & VILLAGE HOMES





CHARACTER CONVERSION PEACEFUL COURTYARD SETTING BACKS ON TO OPEN FARMLAND

THE PROPERTY

A stunning barn conversion combining character, contemporary style and an abundance of natural light, perfectly positioned within a peaceful courtyard setting with views across open farmland to the rear. A glazed entrance opens into a striking vaulted reception hall, complete with exposed timbers and an impressive galleried landing, immediately setting the tone for this exceptional home.

At the heart of the property is a generous reception space, featuring a wealth of exposed beams, a dedicated dining area and solid-fuel burner, flowing seamlessly into an impressive vaulted sitting room. The contemporary kitchen opens into a versatile family space, while bifold doors create a seamless connection to the private rear gardens, providing an exceptional setting for relaxed everyday living and entertaining.

The ground floor master bedroom benefits from a stylish Jack and Jill en-suite, offering both convenience and flexibility. Upstairs, the spectacular galleried landing with exposed beams forms a feature in its own right, leading to three further well-proportioned bedrooms and the principal bathroom. A large attic is positioned over the bedroom and bathroom, a useful space that has been previously made good use of, over and above storage space.

Outside, the secluded rear gardens enjoy an enviable outlook over adjoining farmland and feature a paved seating terrace, lawn and raised flower beds, ideal for enjoying the peaceful surroundings. The property also benefits from a detached double garage, complete with EV charging point and useful loft storage, adding practicality to this exceptional, distinctive rural retreat.

THE LOCATION

Located within the picturesque village of Willian, this family home offers idyllic village living with "The Garden City Greenway" a 13.6 mile route suitable for walkers, runners and cyclists on the doorstep. The village shop and Post Office, "The Fox" and "Three Horseshoes" public houses, Letchworth Golf Club and Nuffield health and fitness centre are all within walking distance.

The property has easy access to the A1 (M). Letchworth town centre and mainline railway station are within a mile and three-quarters with the station being on the Cambridge to London mainline with the fastest service to London King's Cross taking just 29 minutes and Cambridge 27 minutes. Hitchin, again only 2.4 miles away and Stevenage stations are also easily accessible.

Excellent education is nearby, with Lordship, St Chris and St Francis schools all walkable from the property.





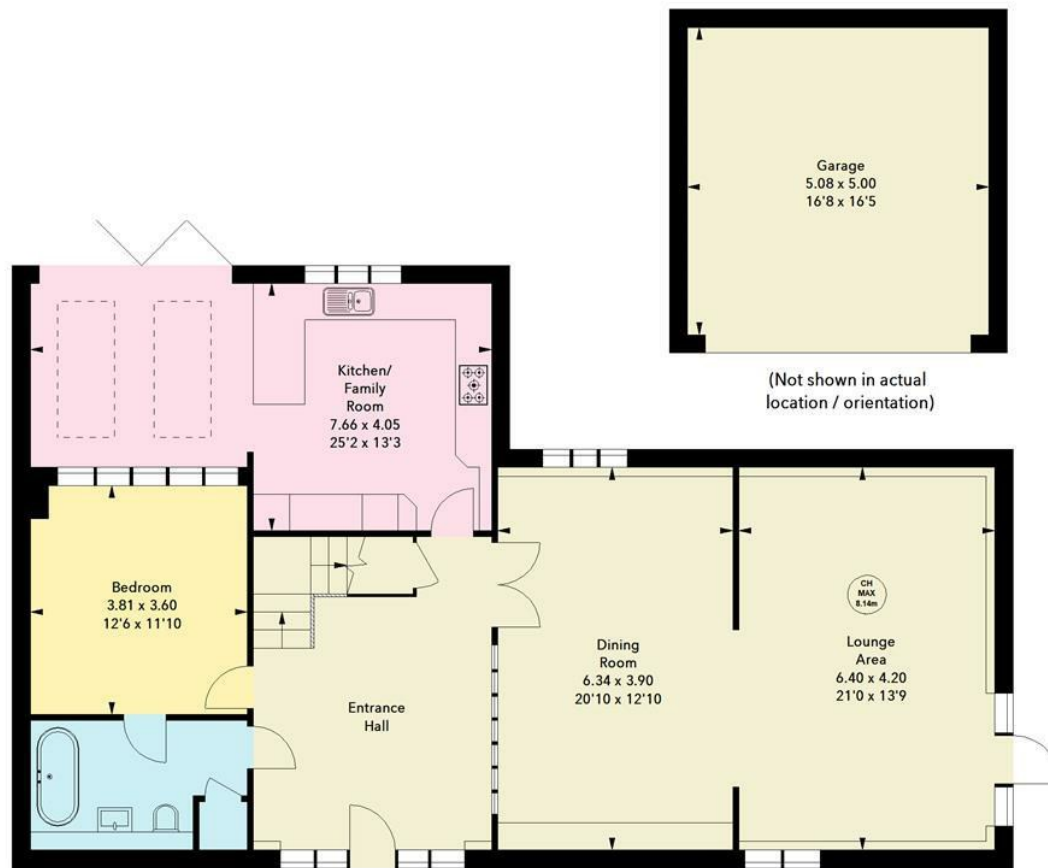


Willow Court,
Baldock Lane, SG6

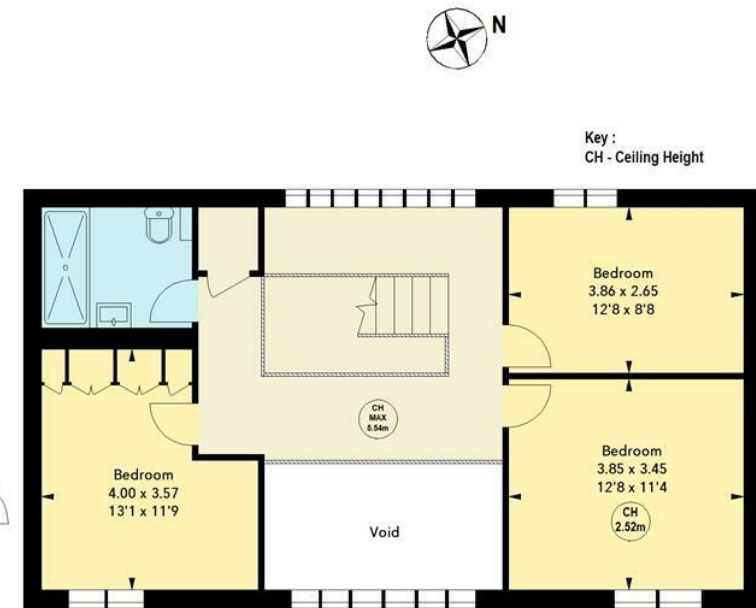
Approximate Area = 224.35 sq m / 2415 sq ft
(Including Garage & Void)

Garage Area = 25.45 sq m / 274 sq ft

Void Area = 8.27 sq m / 89 sq ft



Ground Floor
Approx. 124.95 sq m / 1345 sq ft



First Floor
Approx. 73.95 sq m / 796 sq ft



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area **may** include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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TENURE

LEASEHOLD

A LEASE OF 990 YEARS FROM 2001, WITH 963 REMAINING.

NO GROUND RENT PAYABLE.

ANNUAL SERVICE CHARGE IS DETERMINED BY THE RESIDENTS. CURRENTLY £50 PER MONTH.

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

CONSTRUCTION

Brick plinth and cladded with tiled roof

SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

EPC RATING

Band - C

BROADBAND SPEED

A choice of provider claiming up to 1,800 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000
www.north-herts.gov.uk

COUNCIL TAX

Band - G

CONSERVATION AREA

The property is located with in the conservation area.

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

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www.charterwhyman.couk