



8 Apsley End Road  
Hitchin, SG5 3LX



Bradley Cooper  
Partnered With  
**Simpsons**  
Property Experts

Nestled in the quaint village of Shillington, is this truly unique and highly sought-after four-bedroom detached family home which offers an exceptional opportunity for those seeking both space and potential. This property boasts over 5400SQFT of accommodation and is set on a large plot with a separate paddock to the rear. Additionally it serves the added benefit of several outbuildings situated to the side of the property, making it ideal for the purchaser who wants to generate some extra income or house their business.

The house itself boasts a generous layout, perfect for family living, with well-proportioned rooms that invite natural light throughout. The property is complemented by several outbuildings, which present a fantastic opportunity for conversion into residential spaces, subject to the necessary planning permissions, planning consent was granted (CB/190/01948/FUL October 2019 now lapsed) to convert these into three residential units. This feature adds significant value and versatility, making it an ideal choice for those looking to expand their living arrangements or create a bespoke home office or studio.

The ground floor of the property comprises of an entrance hallway with doors leading into the kitchen and sitting room. Off the sitting room there is a snug and garden room. The kitchen/breakfast room features several wall to base fitted cabinets and central island with space for appliances. Furthermore the ground floor benefits from a dining room and a boot room and cloakroom housing WC and hand basin.

Leading upstairs there are four generously sized bedrooms and a four piece family bathroom suite with the master having the added benefit of a four piece en-suite bathroom.

Externally this property features a well maintained garden and comprises of well stocked borders, mature trees and a paddock to the rear. There are numerous barns and outbuildings situated to the side, an outside bar and store room also driveway for several vehicles.

£1,450,000

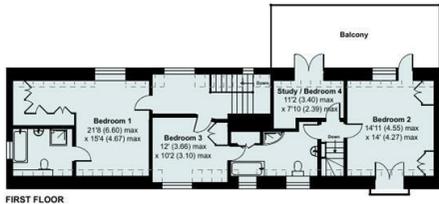


# Clifton House Farm, 8 Apsley End Road, Shillington

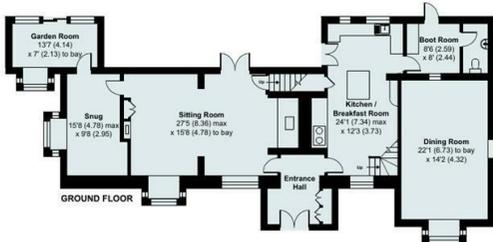
Approximate Area = 2522 sq ft / 234.2 sq m  
 Limited Use Area(s) = 131 sq ft / 12.2 sq m  
 Store = 204 sq ft / 19 sq m  
 Outbuilding = 2571 sq ft / 238.8 sq m  
 Total = 5428 sq ft / 504.2 sq m  
 For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



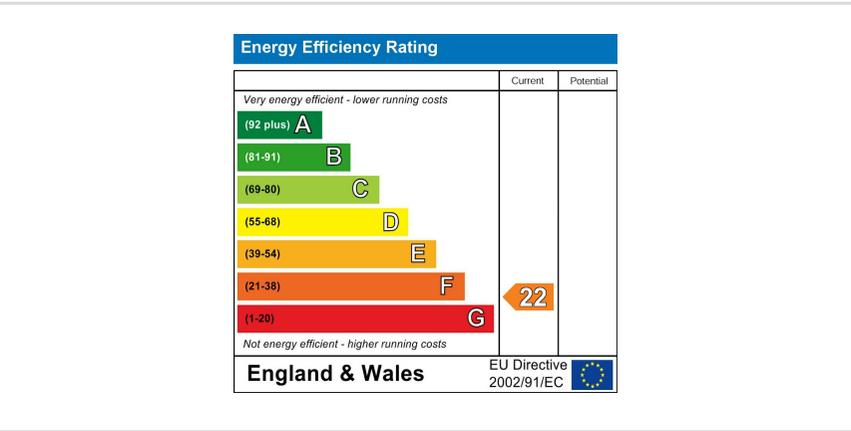
GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Jackson-Stops. REF: 991217



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