



12-14, Old Cross, Hertford

SG14 1RB

Guide Price £800,000



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## Old Cross Cottage, 12-14 Old Cross, Hertford, SG14 1RB

A truly stunning Grade II listed character residence, dating from the late 15th century, brimming with original features and ideally positioned in the heart of the town centre, close to a wide range of amenities including Hartham Park, the Beam Museum, and both Hertford East and Hertford North rail stations offering direct links into London. Beautifully arranged over two floors, the property features a generous entrance hallway leading to a ground-floor shower room and a charming lounge with an exposed fireplace and timber beams. The impressive 18' kitchen/diner is accessed from the lounge. Upstairs, the first floor offers four well-proportioned bedrooms and a family bathroom. Externally, the landscaped rear garden includes a useful shed equipped with power and lighting. Formerly home to a private brewery museum and hospitality suite, Old Cross Cottage combines rich history with exceptional character.

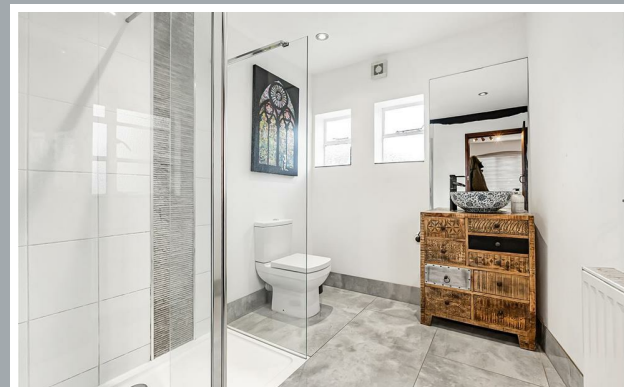
Situated within the heart of Hertford town centre, the property enjoys easy access to the town's many shops, restaurants and coffee shops and also Hertford North mainline train station which provides regular services to London's Moorgate and Finsbury Park. Hartham Park is a short distance away providing beautiful green space with attractive waterways and Hertford East mainline station is also close by with services to London's Liverpool Street.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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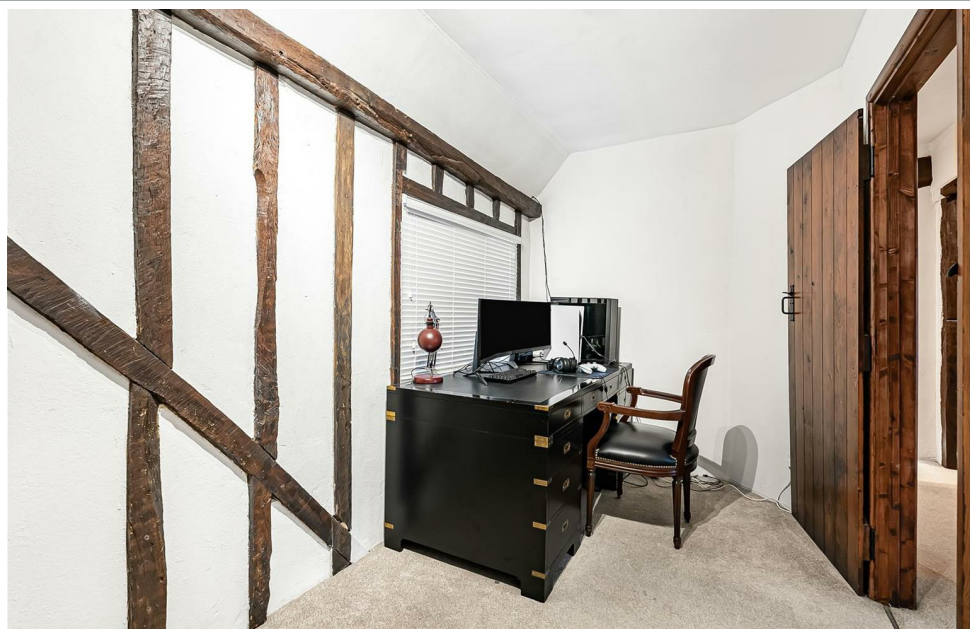


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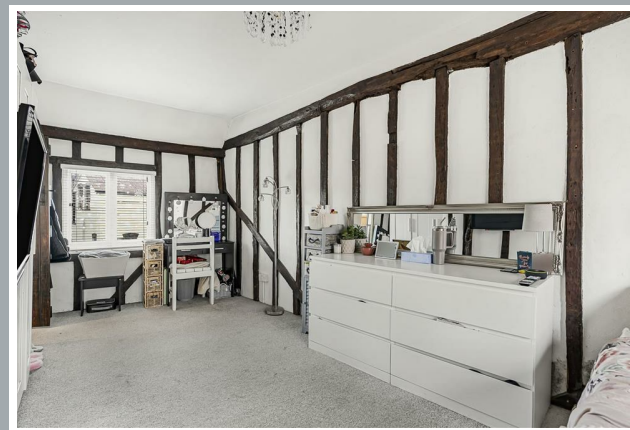
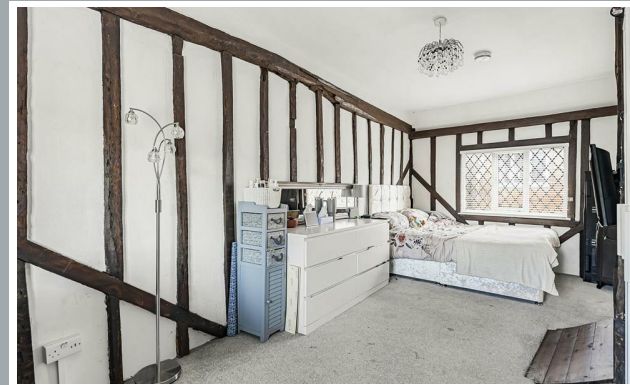
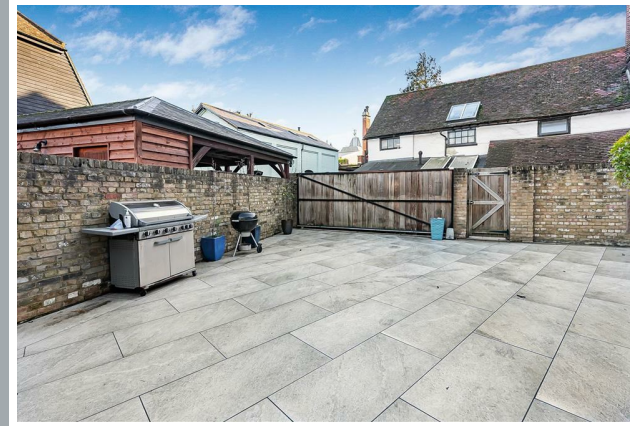




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**Approximate Gross Internal Area 1791 sq ft - 167 sq m  
(Excluding Outbuilding)**

Basement Area 232 sq ft – 22 sq m  
Ground Floor Area 759 sq ft – 71 sq m  
First Floor Area 800 sq ft – 74 sq m  
Outbuilding Area 91 sq ft – 8 sq m



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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