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Cassidy
& Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BIRTLEY CROFT

LUTON

LU2 9TR

£800,000

EPC Rating: E Council Tax Band:



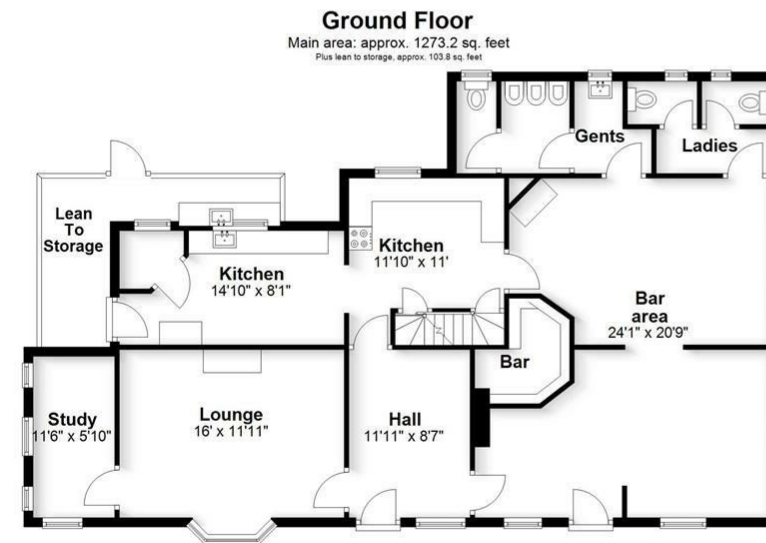
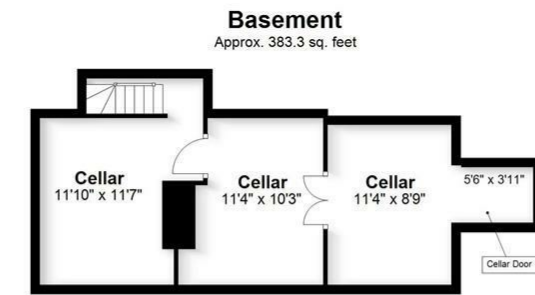
All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the charming village of Peters Green, this remarkable public house offers a unique opportunity. Dating back to pre-1900, the property boasts a rich heritage and character that is hard to find in contemporary builds. Spanning an impressive 2,235 square feet, the establishment features a spacious ground floor, three well-proportioned bedrooms, and a bathroom, making it suitable for both residential and commercial purposes.

The ground floor encompasses 1,273 square feet of versatile space, plus a large cellar and first floor living accommodation, ideal for hosting gatherings or serving the local community. With a food licence in place, the potential for a thriving dining experience is at your fingertips. Imagine serving delightful meals while your patrons enjoy stunning sunsets that the Bright Star is renowned for.

Parking is a significant advantage, with space available for up to ten vehicles, ensuring convenience for both residents and visitors alike. The idyllic setting of Peters Green enhances the appeal of this property, providing a tranquil atmosphere while remaining well-connected to nearby amenities.

This public house is not just a property; it is a lifestyle choice, offering the chance to become part of a close-knit community. Whether you envision it as a family home or a vibrant business venture, this property presents endless possibilities. Do not miss the opportunity to own a piece of history in this picturesque village.



Main area: Approx. 207.6 sq. metres (2235.1 sq. feet)
Plus lean to storage, approx. 9.6 sq. metres (103.8 sq. feet)

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

Perfect Fusion of Location And Way of Living



Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



Specialists in Bespoke Properties

- stunning setting
- public house for conversion
- historic building
- freehold
- desirable village location
- subject to planning
- beautiful outdoor space
- dream home

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



