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2 Layston Cottages, Hare Street, Herts, SG9 0DZ

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Price £400,000

Located in the linear village of Hare Street near Buntingford, Layston Cottages offers a wonderful opportunity to acquire a characterful period semi-detached home dating back to 1880. Rich in period charm and thoughtfully arranged for modern living, the property blends character with practicality.

Upstairs, the accommodation comprises two generous double bedrooms served by a family bathroom. The ground floor is well laid out, featuring a large open-plan kitchen, dining and family room with a dual-facing wood-burning stove forming a warm and inviting focal point. Bi-fold doors open onto the enchanting, secluded garden, creating a seamless connection between indoor and outdoor living.

Further benefits include a separate sitting room/snug ideal for quieter evenings, along with a separate area currently used as a home office, offering flexible space to suit modern lifestyles. The semi-detached nature of the home provides a sense of privacy while still being part of a friendly village community.

Additional practical features include a new boiler installed in 2025. Perfect for those who enjoy village life, the property is ideally positioned with the amenities of Buntingford just five minutes away, combining rural charm with everyday convenience.

- CHAIN FREE! Period semi-detached cottage dating back to 1880, rich in character
 - Two generous double bedrooms located on the first floor
 - Large open-plan kitchen, dining and family room forming the heart of the home
 - Bi-fold doors opening onto an enchanting, secluded garden
 - Separate area currently used as a home office, offering flexible accommodation
- Situated in the linear village of Hare Street near Buntingford
 - Family bathroom upstairs serving both bedrooms
 - Dual-facing wood-burning stove creating a warm and inviting focal point
 - Separate sitting room/snug ideal for relaxing or entertaining
 - Short stroll to the village pub

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



Approximate Gross Internal Area
83.69 sq m / 900.83 sq ft

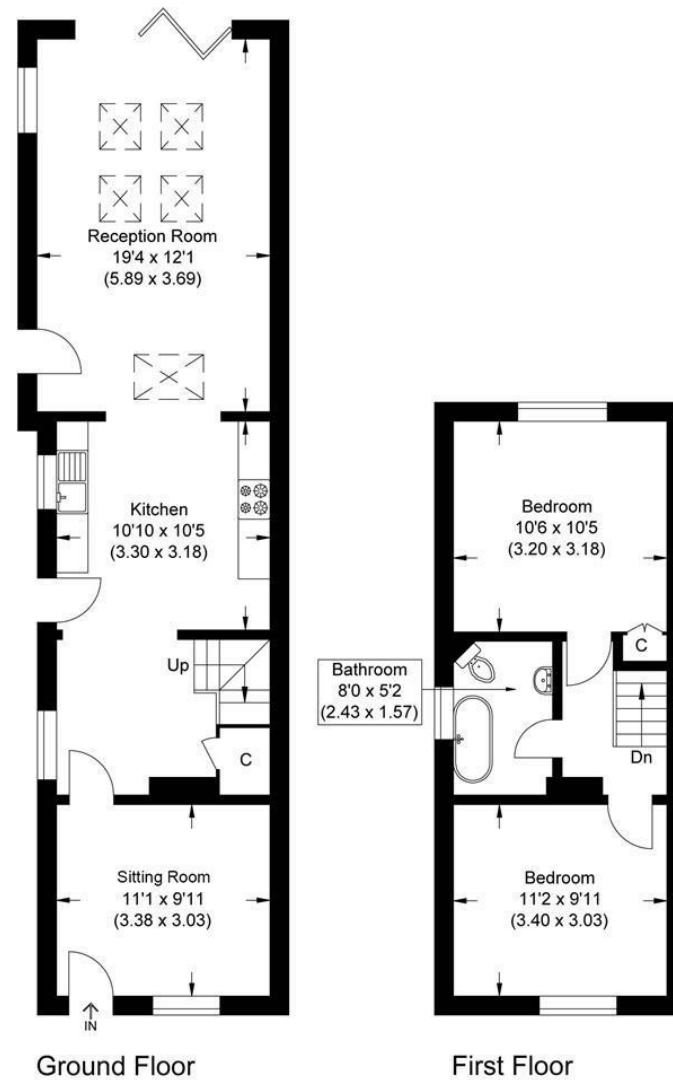


Illustration for identification purposes only, measurements are approximate, not to scale.

Entrance

Gated access to the side leading to side entrance to the property and the garden.

Lounge Area

Wood effect tiled floor. Underfloor heating. Wall lights. Ceiling spot lights. Sky light. Opens through to:

Dining Area

Wood effect tiled flooring. Underfloor heating. Four Velux windows. Window to side aspect. Bi-fold doors open on to the garden.

Kitchen

Solid timber bespoke kitchen with granite countertops. Butler sink with antique brass tap. Space for dishwasher. Space for washing machine. Inset ceiling lights. Tiled floor. Electric oven with extractor hood over. Glazed external door to side aspect. Window to side aspect.

Home Office Space

Dual facing wood burning stove within brick fireplace. Tiled floor. Cupboard containing consumer board. Understairs storage cupboard. Stairs to first floor. Window to side aspect.

Sitting Room

Dual facing wood burner within brick fireplace. External door to front aspect. Tiled floor. Wall mounted electric heater. Exposed ceiling beams. Window to front aspect.

First Floor**Galleried Landing**

Access to boarded loft. Doors leading to:

Bedroom One

Wall mounted electric heater. Window to rear aspect. Storage cupboard.

Bedroom Two

Wall mounted electric heater. Window to front aspect. Feature brick wall.

Bathroom

Claw foot bath tub with shower over. High level flush w/c. Pedestal wash hand basin. Chrome ladder style radiator. Tiled walls. Vinyl flooring.

Outside**Front**

Steps up to the fenced small garden. Path to side gate leading to entrance.

Garden

A mystical private garden with many areas of interest leading from the bi-fold doors of the dining room: Decked area with raised beds and mature shrubs. Steps to a patio area with a water feature and timber shed. A few steps up to the hot tub area and a path leading to the 'evening sun spot' at the top of the garden and a handy bike storage shed.

To the house there is access to the side of the house which has outside lighting.

Agents Note

Hot water cylinder and boiler is located in the loft.

Electric boiler installed May 2025.

Offered chain free.













View from the bottom of the garden