



2 Bed Cottage in High Street, Arlesey, SG15 6RA | £1

Gothic

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VIDEO



## Key Features

- Unique Split-Level Character Cottage
- Private off-road parking
- Entry level spacious bright Living Room
- Lower level Office/storage/utility
- Middle level fitted kitchen & shower
- Upper level - 2 bedrooms
- Master Bedroom with built-in wardrobes
- Private westerly courtyard garden

## Description

SOLD SOLD SOLD

\* Unique SPLIT-LEVEL 2 bed character cottage \* Private OFF-ROAD PARKING space \* Master Bedroom with fitted wardrobes \* Finished BASEMENT office / utility \* Very private westerly courtyard garden \* Bathroom converted to large shower \* Something different - MUST SEE!!  
\* See WALK-THROUGH VIDEO here...

Charming and quirky and convenient all rolled into one! This centrally located home comprises split-level floors giving some striking internal perspectives and a break from the norm. The quiriness is backed up by useful accommodation though including a longer than typical front room, a spacious lower-level (semi-basement) flexible office space (ceiling approx 1.75m) and a Master Bedroom with a range of fitted wardrobes. There's also a spare Bedroom, a sparkling fitted kitchen with built-in appliances and a former bathroom, now converted with an extra-wide shower. Outside, the enclosed courtyard garden has an excellent degree of privacy and faces west for afternoon sun. The property also has the distinct advantage of a private off-road parking space in a purpose-built parking area to the rear.

Arlesey mainline train station 1.5 miles (direct to London St Pancras 39 mins and Gatwick Airport)

Gothic Mede Lower School 0.5 miles 10 mins walk

Bannatyne Health Club & Spa 0.9 miles (walking)

Local shops < 0.1 miles 1 minute walk

Letchworth Garden City centre approx 3.2 miles

Hitchin centre approx 4.5 miles

## Location

Arlesey is a large village just North of the Beds/Herts border, surrounded by countryside yet within easy reach of the A507 and A1(M). The village offers a range of local shopping, pubs and food outlets and significantly a Mainline Railway station with direct travel to London St. Pancras in under 40 minutes. Dating back as long as the 1086 Domesday Book, there is a broad range of home styles and building eras - something for everyone! Gothic Mede Academy provides Primary education in the middle of the village, with numerous Secondary options including Etonbury Academy on the Arlesey/Stotfold border. Further facilities and shopping are available within a few miles in the larger towns of Letchworth Garden City and Hitchin to the South.

## Ground Floor

Entrance Porch -

Living Room - 16' 6" x 11' 9" (5.04m x 3.59m)

Landing - Middle Level

Kitchen - 10' 9" x 6' 5" (3.3m x 1.98m) Max measurements. Middle Level

Shower Room - 7' 7" x 4' 10" (2.34m x 1.49m) Middle Level. Former bathroom converted to large shower.

## First Floor

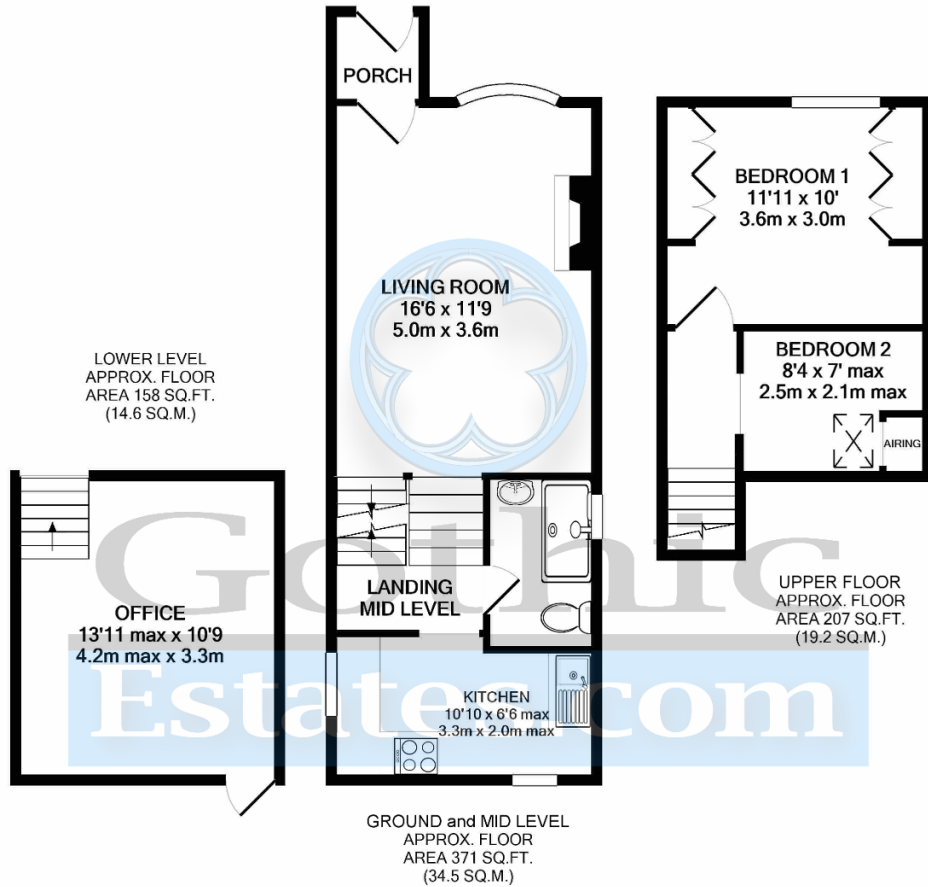
First Floor Landing -

Bedroom 1 - 11' 10" x 9' 11" (3.62m x 3.04m) Max measurements including wardrobes.

Bedroom 2 - 8' 3" x 7' 0" (2.53m x 2.14m) Max measurements

## Basement

Office / utility / storage - 13' 10" x 7' 9" (4.23m x 2.38m) Max measurements. Restricted headroom, mostly approx 1.75m.



TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		