



2 Bed Cottage in Church Lane, Arlesey, SG15 6UX | £318,500

Gothic

Estates.com



VIDEO



## Key Features

- Church End cottage exudes charm
- Just 5 mins walk to Arlesey Station
- Two bedrooms plus upstairs Study
- Generous outdoor space inc 70' garden
- Living Room with real fireplace
- Bespoke re-fitted kitchen
- Lots of wardrobe space!
- Leafy off-road spot with permit parking

## Description

\* 5 mins WALK TO STATION \* Truly charming cottage \* 2 bedrooms PLUS STUDY \* Courtyard and bonus 70' allotment/garden \* LOTS of WARDROBE SPACE \* Real fireplace \* Bespoke re-fitted Kitchen \* Extensive renovation: MOVE-IN READY \* See Walk-Through VIDEO here....

Charm in abundance throughout this Victorian cottage which is set back from Church Lane, right opposite St Peter's Church and just a few minutes walk to Arlesey station. A rural feel yet close to amenities.

The cottage is larger than it looks as it includes all the area over the arch, affording a much larger Master Bedroom plus a whole extra first floor room (ideal as a study/workspace) in addition to Bedrooms 1 & 2. The Master boasts two large built-in wardrobe sections whilst Bedroom 2 has its own double wardrobe too. The third room/study could be used as a temporary bedroom as needed.

Downstairs radiates charm. From the Living Room with working fireplace and leafy outlook, through the recently bespoke-fitted, period style kitchen with breakfast bar, the rear hallway and homely bathroom, it's all delightful.

The outdoor space is a great surprise too! The plot is accessed via a short wooded path, with permit parking on Chase Close at the top (£10 annually for first car), leading to a leafy, shaded front garden with many plants and a pond. To the rear is a generous courtyard ideal for entertaining but there's also a separate, long lawned garden offset to the left hand side with a vegetable patch and two sheds - see the photos to identify location..

The sellers have undertaken an extensive program of renovation including many bespoke elements:

- Hand-built kitchen cabinetry/pantry/storage/breakfast bar with solid oak counters
- Built-in wardrobes to Bedrooms 1 and 2.
- Restored and operational character fireplace in the Living Room (simply deflate 'chimney balloon' and place a fire basket or grate - also suitable for log burner installation)
- Re-decorated throughout

Arlesey mainline station 0.3 miles 5 mins walk (direct London St Pancras from 39 mins)

Nearest local shop 0.2 miles 4 mins walk

Nearest pub (The Old Oak with garden) 0.2 miles 4 mins walk

Letchworth Garden City centre 4.4 miles

Hitchin centre 5.8 miles

A1(M) J10 3.4 miles about 6 mins drive

Council tax band B

## Location

Arlesey is a large, growing 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.









