



4 Bed Detached in Hitchin Road, Arlesey, SG15 6SE | £1,295,000

Gothic

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### Key Features

- Extended Farmhouse on approx 7 acres
- Property in all approx 500m<sup>2</sup>/5400ft<sup>2</sup>
- 4 bedroom home approx 264m<sup>2</sup>/2840ft<sup>2</sup>
- Car barns/garage for 5 vehicles
- 2 brick outbuildings 106m<sup>2</sup>/1140ft<sup>2</sup>
- Extensive living space: very large rooms
- Four room Master Suite + 3 further beds
- Hi-tech Solar and Heat Pump power/heat

## Description

\* Extended Farmhouse on 7 acres \* Property in all around 500m<sup>2</sup>/5400ft<sup>2</sup> \* Vast living accommodation + 4 room Master Suite & 3 further bedrooms \* Car barns/garage for 5 \* Paddock plot approx 6.3 acres \* 2 outbuildings 106m<sup>2</sup> ready for your options (former kennels) \* See WALK-THROUGH VIDEO here...

Hollow Tree Farm comprises two titles: home and gardens approx 0.7 acres and paddock land approx 6.3 acres. It is located on Hitchin Road approximately equidistant between the centres of Ickleford and Arlesey, each with village facilities, whilst the nearest towns are Letchworth Garden City (2.3 miles) and Hitchin (3.7 miles). The home is surrounded by pleasant gardens and large gravel driveway/parking accessed via five-bar gates. There is a second street access into the paddock plot.

The home comprises an original Victorian era two-storey farmhouse with modern barn-style single-storey extensions. The farmhouse section has the Master Suite on the ground floor (comprising entrance, bedroom, dressing room and twin sink shower room) and the other three bedrooms plus bathroom on the upper floor. The extensions, part of which were converted from former structures in 2012 and further added to with new construction in 2021, all meet contemporary construction and insulation expectations and this, along with the solar and heat pump systems, has resulted in the excellent C(69) EPC rating. Note there are many details to the solar and heat pump systems although broadly the solar has 24 south-facing roof panels along with inverters and batteries all rated 6kw whilst the heating is driven by a 6kw air source heat pump with adapted wet system radiators. Please make additional enquiries as necessary.

There are two large brick/block barns currently unfinished and ready for your options - please refer to floorplan. Historically part of the property was operated as kennels and there may scope for such use again subject to consents. The paddock represents approx 6.3 of the 7 acres and is mainly un-cut pasture with a mown strip for access. There are four further timber structures on the land which could benefit from further upgrades including a garden room on the west side of the living room, large shed/workshop, double door barn and gym/plant room for the pond.

Overall this is a rare opportunity with multiple potential uses and we welcome your further enquiries. CHAIN-FREE SALE.

Hitchin centre 3.7 miles

Letchworth Garden City centre & mainline train direct to London Kings Cross 2.3 miles

Arlesey alternative mainline train direct to London St Pancras 2.8 miles

Nearest local shops 1.3 miles

Nearby pubs The George, Ickleford (Gastropub, garden), The White Horse, Arlesey (thatched, large garden)

Council tax band F

EPC rating C

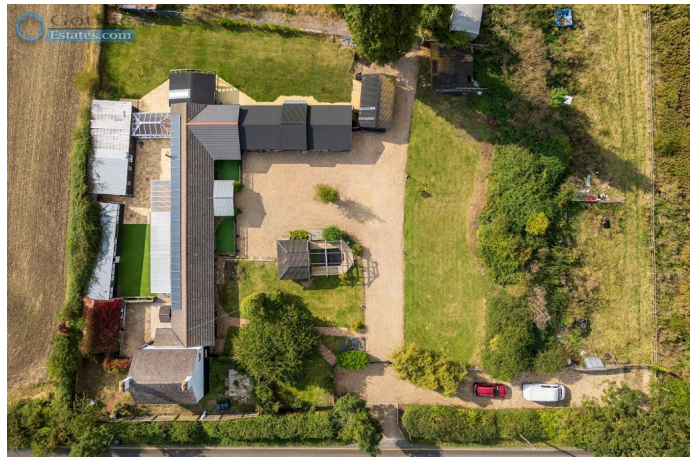
## Location

This property is located right on the southern fringe of Arlesey close to the Herts/Beds border with Arlesey to the north and Ickleford/Hitchin to the South.

Arlesey is a large, growing village 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



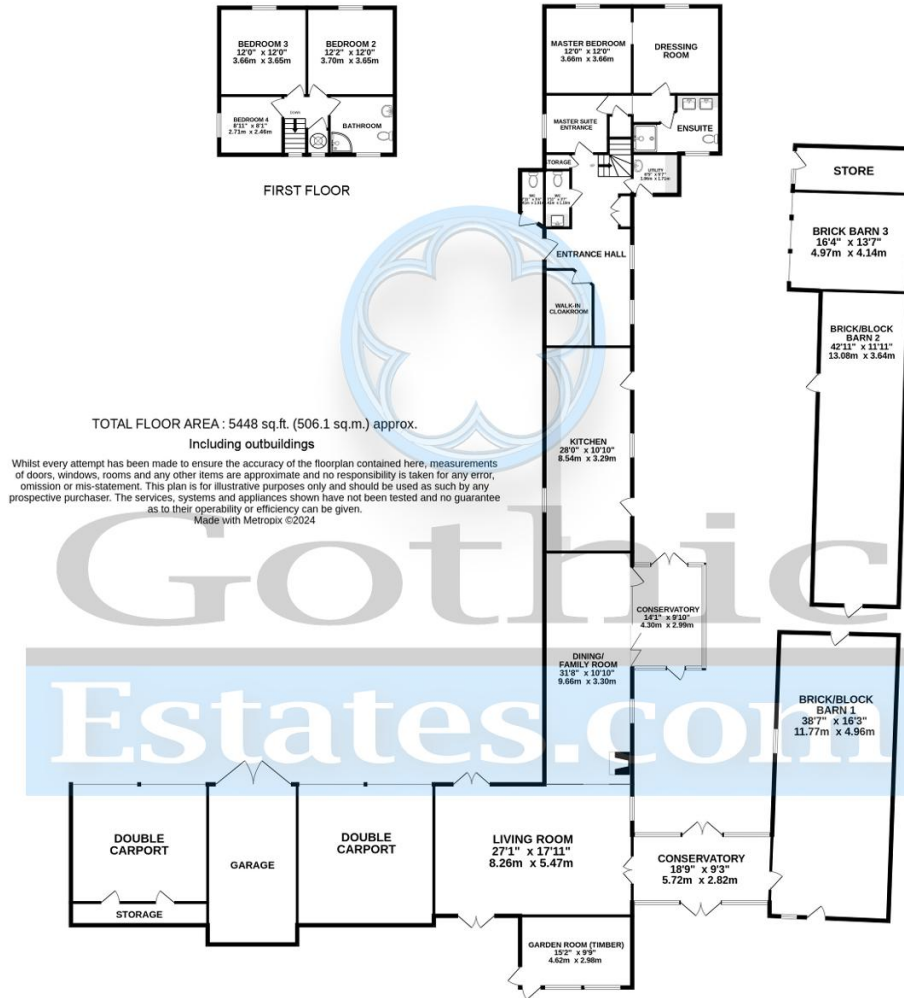
home styles and building eras - something for everyone! Gothic Mede Academy provides Primary education in the middle of the village, with numerous Secondary options including Etonbury Academy on the Arlesey/Stotfold border. Further facilities and shopping are available within a few miles in the larger towns of Letchworth Garden City and Hitchin to the South.











Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B		
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		