



PUTTERILLS

est. 1992

10 Queen Street, Stotfold, SG5 4NX

**Guide price £545,000**



## A stunning Grade II listed three bedroom cottage in a sought after village location.

A stunning Grade II listed detached cottage benefitting from a separate office and parking, situated in this popular village, close to Stotfold Mill and the Nature reserve.

Ivy Cottage, which is thought to originally date back to the late 1700's is a charming period property, thoughtfully refurbished and upgraded in recent years to an excellent standard. The elegant and stylishly presented accommodation successfully combines a number of period features with more contemporary detail.

Stotfold and its town is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross via Letchworth or Arlesey are approximately 35-40mins. In Stotfold town there is a Co-op convenience store and less than 5mins drive there is Bannatynes Gym and new Spa.

### ACCOMMODATION

#### ENTRANCE HALL

SITTING ROOM 14'8" x 11'2" (4.47m x 3.40m)

#### LOBBY

DINING ROOM 14'5" x 12' (4.39m x 3.66m)

BREAKFAST ROOM 12'6" x 9'10" (3.81m x 3.00m)

KITCHEN 15'4" x 6'4" (4.67m x 1.93m)

UTILITY ROOM 8'8" x 6' (2.64m x 1.83m)

#### CLOAKROOM

#### FIRST FLOOR

BEDROOM ONE 15'8" x 12'5" (4.78m x 3.78m)

BEDROOM TWO 12' x 9' (3.66m x 2.74m)

#### SECOND LANDING

BEDROOM THREE 10'10" x 10' (3.30m x 3.05m)

#### BATHROOM

#### OUTSIDE

#### GARDEN

HOME OFFICE 15'7" x 12'3" (4.75m x 3.73m)

#### TENURE

Freehold

#### EPC

EER: Exempt - Grade II Listed

#### FLOORPLAN AND BROCHURE DISCLAIMER

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are

in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

#### VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

#### SANDS FINANCIAL MANAGEMENT

We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.

#### MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.















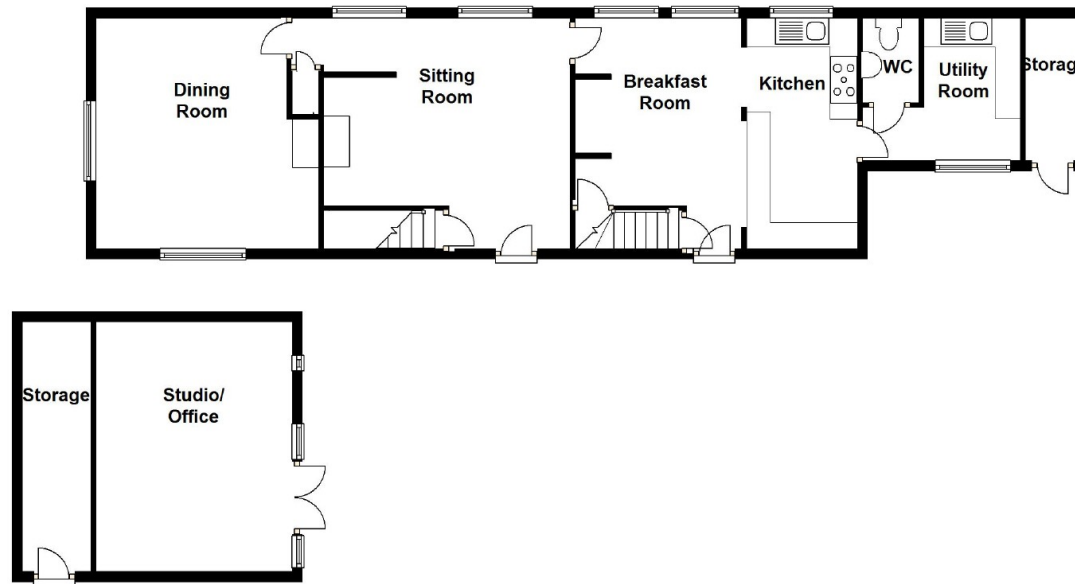






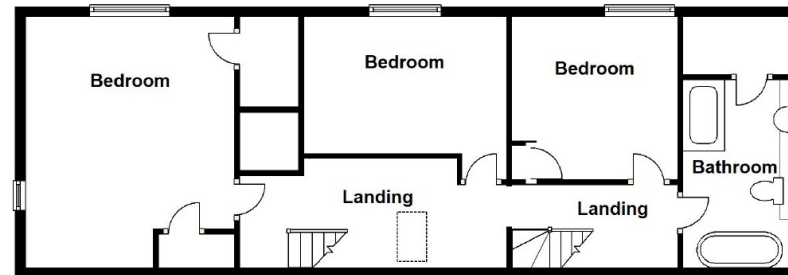
### Ground Floor

Approx. 73.2 sq. metres (787.7 sq. feet)



### First Floor

Approx. 67.8 sq. metres (729.8 sq. feet)



Total area: approx. 141.0 sq. metres (1517.5 sq. feet)



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