



PUTTERILLS

est. 1992

1 Bury Lane, Codicote, SG4 8XU

Price £550,000

Beautiful red brick school house conversion in prime village setting.

This highly individual character house is believed to date back to the 1860's and forms part of a unique school conversion set close to the heart of the village and within a short distance of neighbourhood shops, public houses and eateries. The property was once the headmaster's quarters and the current owners have been in occupation since the conversion took place back in 1985. With some fine 10' high ceilings on the first floor, the house provides a welcoming entrance hall with staircase, sitting room with fireplace, study/snug, dual aspect kitchen/dining room, utility room, cloakroom, 3 bedrooms and a fresh white bathroom. There are beautiful cottage style gardens to both the front and rear, along with a single garage en bloc.

The thriving & historic village of Codicote provides conveniences for daily needs and includes a butcher, chemist, post office, newsagent, excellent general village store & a fine selection of friendly pubs and eateries. The well regarded Church of England primary school has the motto "Everyone will know success" whilst state secondary education is provided by schools in the nearby towns. There is the pretty church of St Giles built circa 1110 & a selection of Sports & Recreation clubs including: Codicote Tennis Club with three floodlit hard courts, 2 football pitches, badminton club, local playgroups, local historical society & numerous other activities within the village details of which can be found at www.codicoteparish.net Codicote Village Day is also an annual one day festival with lots of stalls and attractions to keep locals & visitors entertained throughout the afternoon.

Welwyn Garden City, Hitchin and Stevenage provide more comprehensive shopping and leisure facilities. Codicote has 4 British Rail mainline stations in close vicinity with services into London Kings Cross, with the closest being Welwyn North (approximately 2 miles South East).

Location

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The accommodation is arranged as follows:

Open pillared canopy porch with stone step and half glazed front door leading to:

Entrance hall 7'11 (max) x 11'4 (2.41m (max) x 3.45m)

This welcoming approach has an original stripped pine floor and staircase leading to the first floor. There is a deep under-stairs storage cupboard, radiator, multi pane window to the front, door to kitchen/breakfast room and further door to:

Sitting room 13'11 x 11'11 (4.24m x 3.63m)

This bright, well proportioned and extremely comfortable room has a deep multi pane window to the front, painted fire surround with deep inset and gas coal burning stove, radiator and TV point. Door to:

Study / snug 12' x 10'4 (3.66m x 3.15m)

This adaptable dual aspect room has a multi pane window to the rear and French doors leading to the private terrace and garden. Double radiator and two bespoke fitted bookcases.

Kitchen / dining room 20'4 x 9'8 max (6.20m x 2.95m max)

Another well proportioned area that has been carefully divided into two distinct for both cooking and dining. The kitchen areas has a range of wall and base units with timber working surfaces, splash tiling and a one & a half bowl single drainer stainless steel sink unit with cupboard below. There is space for a cooker with gas point and stainless steel extractor hood above, Space for fridge, multi pane window to the side and door to utility room. The dining area has an original stripped pine floor, radiator and deep multi pane window to rear.

Utility room 7' x 5'7 (2.13m x 1.70m)

Space for fridge/freezer, half glazed door to rear and further door leading to:

Cloakroom

White suite comprising dual flush WC, pedestal wash hand basin and radiator. There is space and plumbing for the washing machine, wall mounted boiler that provides for heating and domestic hot water, and a multi pane window to the side.

STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR:

Landing

A lovely approach with cathedral style window to the front, airing cupboard housing a lagged hot water tank with shelf storage above, hatch to loft area and doors to:

Bedroom 1 12'3 x 10'8 (3.73m x 3.25m)

Multi pane double glazed window to the front, radiator, TV point and a corner fireplace with timber surround and cast iron inset.

Bedroom 2 13' x 9'6 min (3.96m x 2.90m min)

This double room has a multi pane window to the rear, radiator and a corner fireplace with timber surround and cast iron inset.

Bedroom 3 9'8 x 5'11 (2.95m x 1.80m)

Multi pane window to the rear and radiator.

Bathroom 9'8 x 5'10 (2.95m x 1.78m)

White suite comprising enamel panelled bath with overhead integrated shower, dual flush WC and pedestal wash hand basin with mixer tap. There is a radiator, shaver point and multi pane window to the rear.

Outside

Rear garden

Laid primarily to lawn with established side shrubs and mature tree. Space for refuse bins and outside lighting. access to the garage en bloc.

Front garden

This principle area is extremely mature and private, being beautifully cared for by the current owner in a true cottage style. There is a shaped side lawn with a variety of perennials, bushes and shrubs. Timber tools shed and sunny terrace with outside tap.

Garage en bloc

Of single design with up and over door, en bloc.

Council tax & EER

Council Tax - Band F £2,499.00

Energy Efficiency Rating (EER) E

Viewing information

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED, 01438 817007.

Agents note

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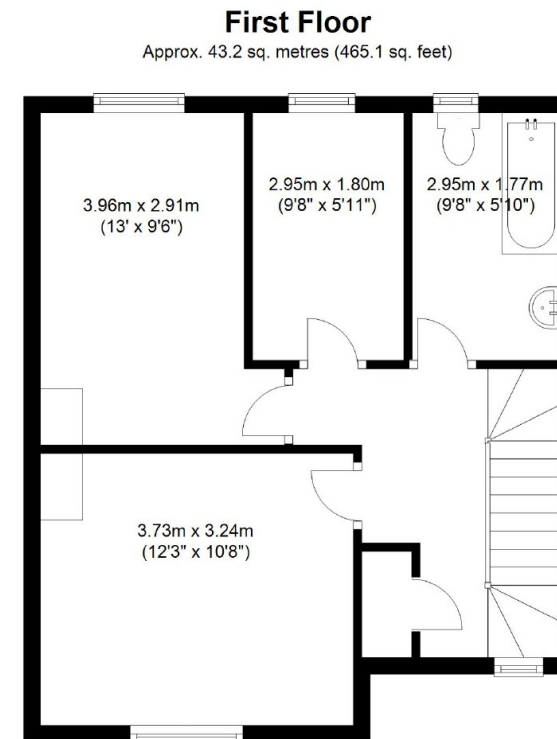
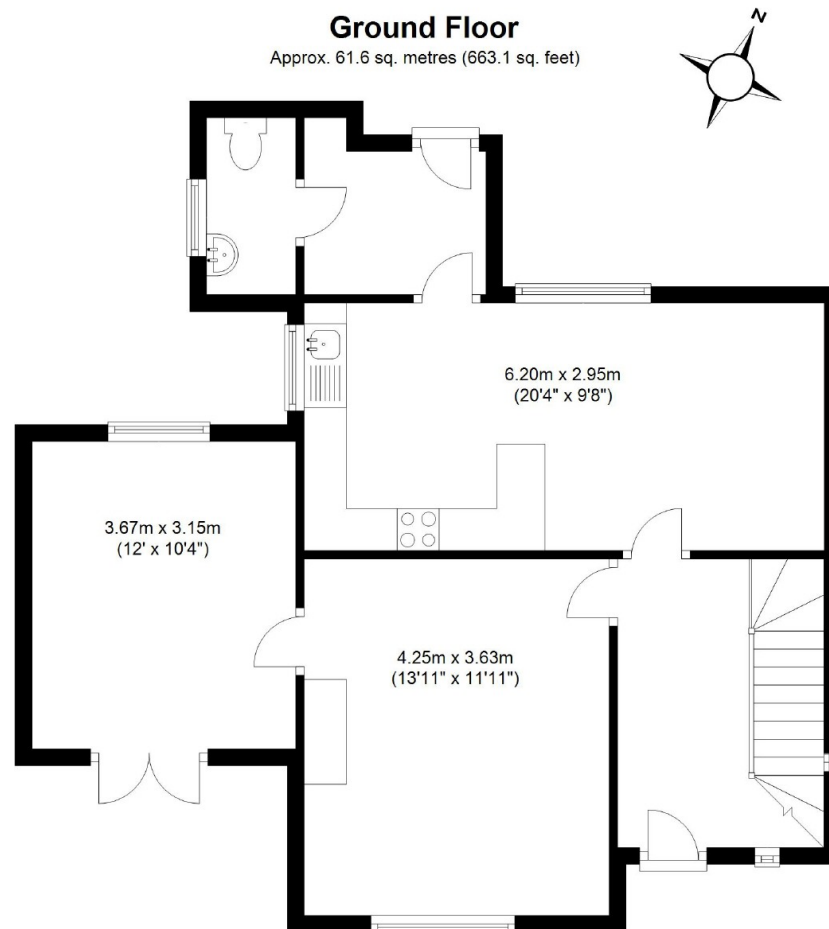
Money Laundering Regulations











Total area: approx. 104.8 sq. metres (1128.2 sq. feet)