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— est. 1992 —

Rustling End Farm, Rustling End, Codicote, SG4 8TD
Guide price £1,495,000

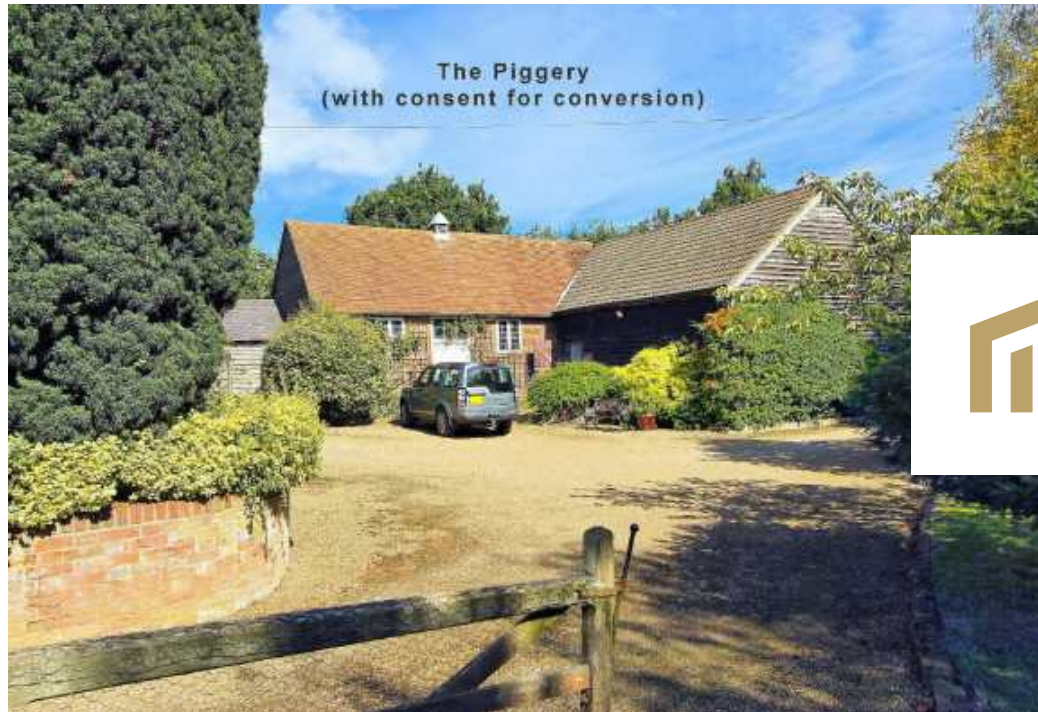
Stunning grade 11 listed farmhouse in idyllic rural setting

With some origins dating back to the 15th century, this beautiful 17th century Grade II Listed detached 5 bedroom farmhouse sits on a stunning plot of approximately 2.03 acres. Characterful 'Rustling End Farm' enjoys an idyllic rural location amidst open countryside, and has a generous detached barn with planning consent for conversion. The farmhouse itself has scope for refurbishment and offers a wealth of fine period features including inglenook fireplaces, exposed beams, leaded light windows, two staircases and a cellar. There are three detached barns, the largest of which is an attractive old piggery, with planning consent in place to provide an annexe and generous home cinema / leisure space. Fibre broadband installed (40 Mb).

The farmhouse accommodation currently comprises: spacious entrance hall with staircase, cloakroom/WC, drawing room, sitting room, dining room, kitchen/breakfast room, utility room, dual aspect 17' master bedroom, four further bedrooms and a well proportioned family bathroom. Outside there are pretty gardens with numerous specimen trees, a paddock of approximately 0.7 acre, an open cart shed and a sweeping gravel driveway to the front.

AGENT'S NOTE: Rustling End Farm is also available to purchase at £1,750,000 with the addition of The Hay Barn that has planning consent to convert to a 2 bedroom separate dwelling and includes an additional plot of approximately 0.70 acres, so with this option, the plot would total 2.73 acres in all.

The historic village of nearby Codicote provides conveniences for daily needs and includes a butcher, chemist, florist, 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. Welwyn Garden City (7.4 miles), Hitchin (7.2 miles) and Stevenage (5.8 miles) provide more comprehensive shopping and leisure facilities. Other distances from Codicote: Knebworth 3.6 miles - Stansted airport circa 29 miles - London Heathrow Airport 41 miles - Luton Airport circa 9.5 miles - St Albans 11 miles - M25 circa (Watford) 23 miles A1 (m) Junction (6) 2.5 miles - Kings Cross approx 30/35 minutes by rail (Via Knebworth rail link)







Bordering countryside

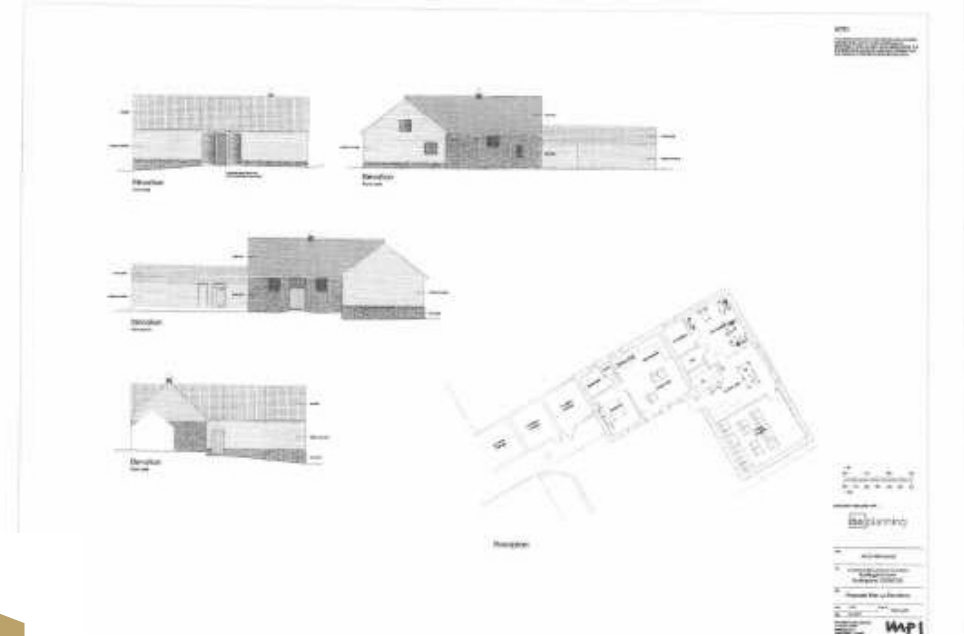








The Piggery - Plans for Conversion





Rustling End Farm, Rustling End, Codicote, Hitchin, Hertfordshire, SG4 8TD

Gross Internal Area (approx) = 257.8 sq m / 2775 sq ft

Cellar = 22.9 sq m / 246 sq ft

Attic = 24.2 sq m / 260 sq ft

Outbuildings = 180.5 sq m / 1943 sq ft

Total = 485.4 sq m / 5225 sq ft

For identification only. Not to scale.

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putterills.co.uk | 01438 817007 | kneb@putterills.co.uk

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