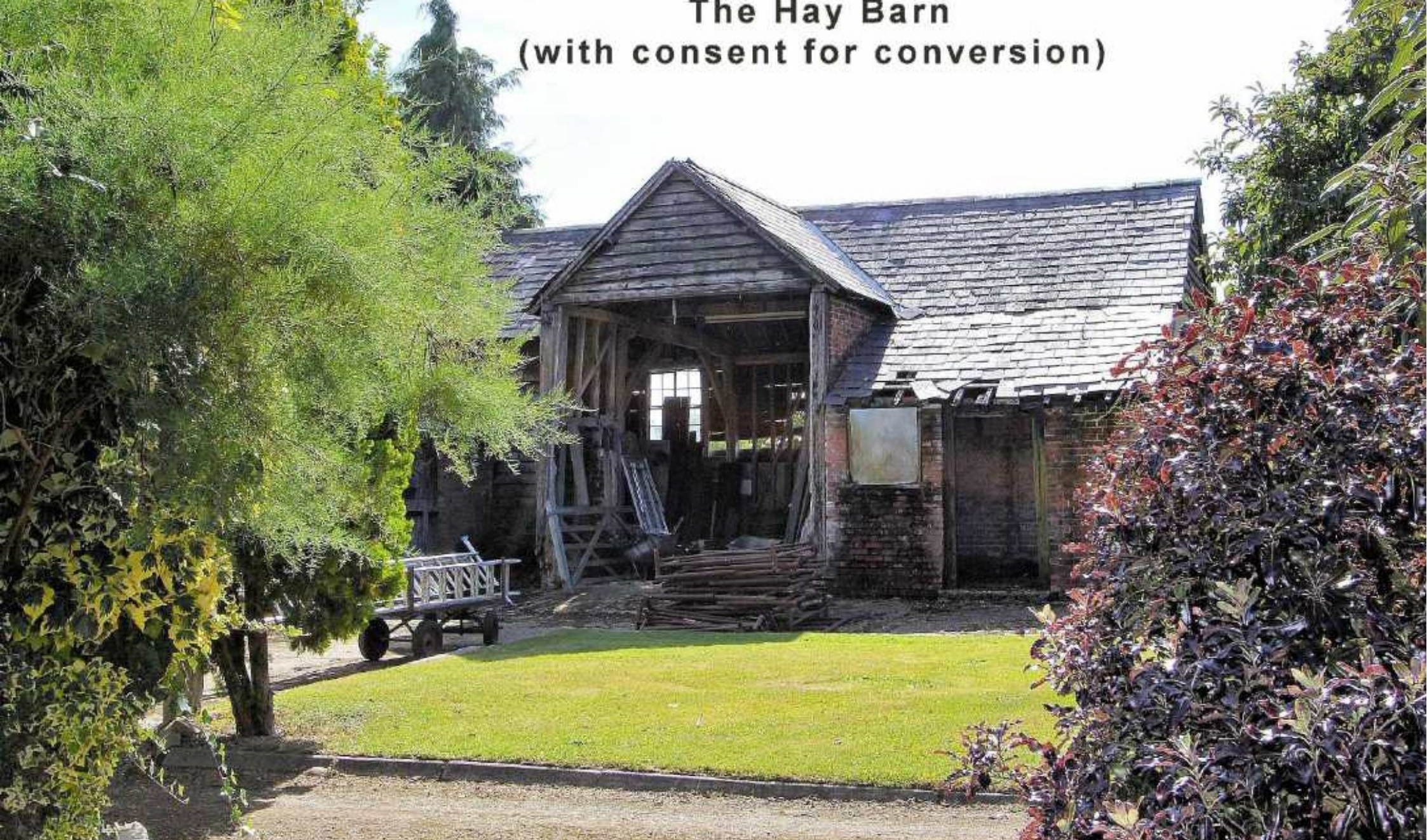


# The Hay Barn (with consent for conversion)



PUTTERILLS

est. 1992

The Hay Barn, Rustling End Farm, Rustling End, Codicote, SG4 8TD

**Price £375,000**

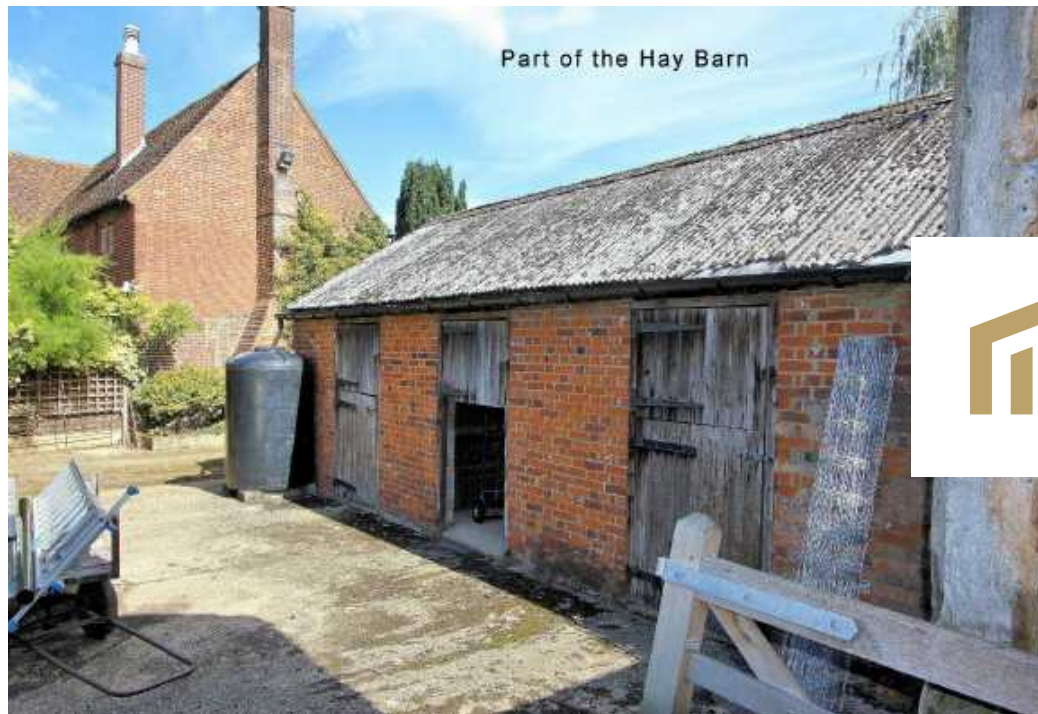


## Period barn with planning permission and a plot of approximately 0.83 of an acre

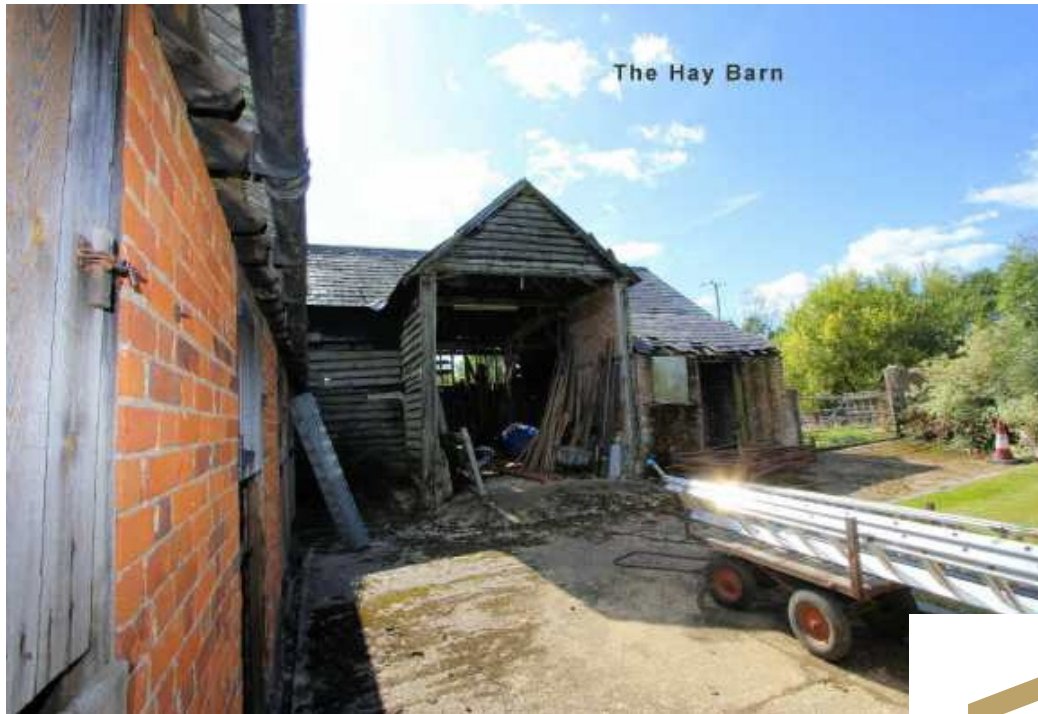
With approved planning consent for conversion into a two bedroom dwelling, this attractive period barn is for sale for development and set in an idyllic rural location amidst pretty open countryside. It has a plot of approximately 0.83 of an acre with its own access onto the lane. Once converted in line with the current plans, the barn will offer accommodation comprising open plan living room, kitchen, utility room, cloakroom, 2 double bedrooms and bathroom. The plans include large picture windows to afford lots of natural light and to take full advantage of the beautiful surroundings.

The historic village of nearby 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.

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)







## The Hay Barn - plans for conversion

