



Bury Road

Shillington, Hitchin,
Bedfordshire, SG5 3NY
£275,000

country
properties

This charming one-bedroom cottage nestled in the picturesque village of Shillington, offers the perfect blend of rustic character and modern comfort. This delightful home features a spacious reception room with a wood-burning stove, creating a warm and inviting living space. Set in a tranquil location, the cottage benefits from a charming garden area overlooking paddock land and a village brook, which sits just below the garden, providing a natural separation while enhancing the peaceful outlook. Its village setting grants easy access to local amenities, beautiful countryside walks, and a strong sense of community, making it an ideal choice for first-time buyers or downsizers.

- Paved driveway provides off road parking for 1 car
- Character features include exposed beams, latch doors and feature fireplace with inset stove
- Strong village community with regular local events, active groups, and a traditional village feel
- Easy access to local amenities and countryside walks, set on the Hertfordshire/Bedfordshire border, with Hitchin just a short drive away
- Views over paddock the village brook and paddock land to rear
- Dual aspect split level 16ft large bedroom with exposed beams

Ground Floor

Living Room

17' 2" x 16' 11" (5.23m x 5.16m) Wood effect oak flooring. Inset wood burning stove with quarry tiled hearth. Exposed wall & ceiling beams. Multi pane window to front with fitted shutters. Radiator. Latch door with stairs raising to first floor. Step up with access to multi pane double doors into Conservatory. Latch door into Kitchen. Opening into Study area.

Study Area

Quarry tiled flooring. Radiator. Under stair storage cupboard. Multi pane glazed window to front with fitted shutter. Storage cupboard housing wall mounted gas boiler.



Kitchen

8' 8" x 5' 9" (2.64m x 1.75m) A range of wall & base units with roll edge worktops over. Ceramic sink one and a half bowl sink & drainer unit with swan neck mixer tap over. Built in electric oven, grill & hob with tiled splashbacks & extractor hood over. Space for under counter fridge. Internal multi pane window looking into Conservatory. Quarry tiled flooring. Exposed wall & ceiling beams. Radiator.

Conservatory

15' 0" x 9' 10" (4.57m x 3.00m) UPVC double glazed on brick base. Radiator. Wood effect flooring. Space & plumbing for washing machine. Double doors out onto rear garden.

First Floor

Landing/Study

11' 5" x 6' 11" (3.48m x 2.11m) Currently used as a study. Strip wood flooring. Multi pane window to front with fitted shutter. Radiator. Exposed wall & ceiling beams. Feature exposed brick chimney breast. Latch doors into Bedroom 1 & bathroom.

Bedroom 1

16' 10" x 10' 0" (5.13m x 3.05m) Split level room. Strip wood flooring. Exposed wall & ceiling beams. Two Radiators. Dual aspect multi pane glazed window to front & rear with fitted shutters overlooking paddock land.

Bathroom

Suite comprising panel enclosed bath with electric shower over. Pedestal wash hand basin, low level WC. Feature wood panelling to dado height to one wall. Radiator. Oak wood effect flooring. Tiled splashbacks. Obscure multi pane double glazed window to rear with fitted shutters.

Outside

Front Garden

Paved front garden provides off road parking for 1 car.

Rear Garden

Completely paved patio area. Low maintenance west facing overlooking paddock land & onto village brook.

Agents Note

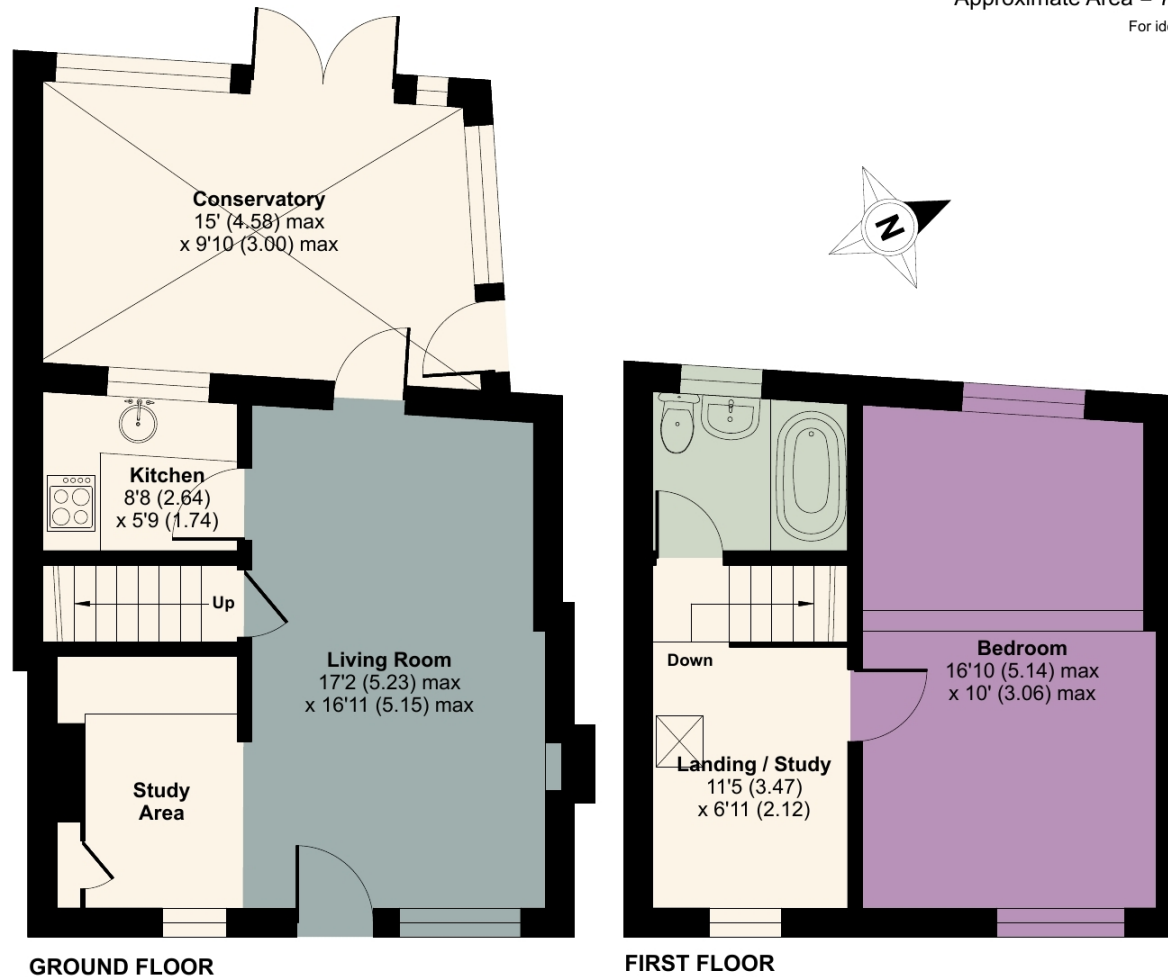
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

PRELIMINARY DETAILS – NOT YET APPROVED
AND MAY BE SUBJECT TO CHANGES



Approximate Area = 734 sq ft / 68.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1453413



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Viewing by appointment only

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