



Treacle Cottage

Treacle Lane, Rushden, Buntingford,
Hertfordshire, SG9 0SL

OIEO £700,000

country
properties

We are delighted to offer to market this delightful 3 bedroom Grade II listed thatched cottage, idyllically situated in the picturesque village of Rushden. Offered chain free, this charming home is bursting with character and presents a fantastic opportunity for the new owners to modernise and update the property, creating their ideal home while adding further value.

Upon entry, you are greeted by a bright and welcoming entrance hall. To the left is the first ground floor bedroom, while further along the hallway the staircase rises to the first floor. To the right, you will find the characterful sitting room, complete with a stunning inglenook fireplace and an abundance of period charm. Leading on from the sitting room is the second ground floor bedroom, a generously proportioned double offering ample space for a king-sized bed and additional furniture.

Also accessed from the sitting room is the impressive main living room, the true heart of the home. This wonderful space features high ceilings, exposed timber beams and a magnificent inglenook fireplace, creating a warm and inviting setting for everyday living and entertaining. A rustic timber staircase rises from the living room to a mezzanine landing, providing access to a spacious attic room that offers excellent storage or potential for a variety of uses.

Leading from the living room is the well-equipped kitchen, fitted with a range of wall and base units, integrated appliances and ample work surfaces. The kitchen flows through to a spacious breakfast room with direct access to the garden, providing additional flexibility for modern family living. Completing the ground floor is a recently refitted shower room comprising an oversized low-level walk-in shower, WC and hand wash basin.

Upstairs, the property offers a further generous double bedroom together with a family bathroom complete with a full-sized bath, WC and hand wash basin.

Externally, the property continues to impress with its mature cottage-style gardens enjoying delightful views across the surrounding countryside. Beautifully established planting, mature trees and lawns create a peaceful and private setting, perfectly complementing the property's rural location. A gravel driveway wraps around the property, providing ample off-road parking and leading to an oversized single garage with useful loft storage and a covered external loggia.

Offered to market chain free, this unique character home presents a rare opportunity to acquire a truly special period property with the potential to personalise and enhance in one of the area's most desirable village settings. Early viewing is highly recommended to fully appreciate the charm, space and potential this exceptional cottage has to offer.

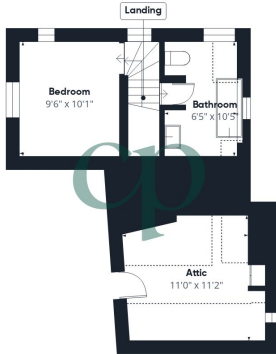
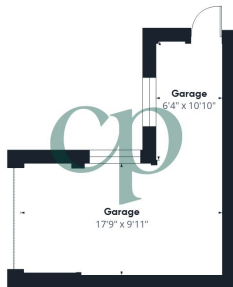
All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).

- 3 Bedrooms – 2 Bathrooms – 2 Reception Rooms
- Grade II Listed Thatched Cottage
- Chain Free – Viewing Essential
- Country Side Views
- Desirable Village Location
- Striking Property With Plenty Of Character
- Council Tax Band F – EPC Exempt







		country properties Approximate total area⁽¹⁾ 1469 ft² Reduced headroom 95 ft²	
Floor 0 Building 1			Floor 1 Building 1
			
Floor 0 Building 2	(1) Excluding balconies and terraces Reduced headroom Below 5 ft Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360		

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. 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. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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