



Bell Row Cottage

High Street, Baldock,
Hertfordshire, SG7 6AP
OIEO £245,000

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We are delighted to offer to market this charming Freehold Grade II listed cottage, ideally located just moments from the High Street and within easy walking distance of the mainline train station. Offered chain free, this characterful property presents an excellent opportunity for the new owners to improve and customise the accommodation to their own taste while adding further value.

Upon entry, you are greeted by the generously proportioned kitchen, fitted with a range of wall and base units, ample work surfaces and integrated appliances. A useful walk-in larder provides additional storage. To the left, you will find the living/dining room, a characterful space featuring a striking fireplace and a wealth of period features.

Leading from the kitchen, a spacious hallway provides access to the staircase rising to the first floor. Upstairs, the property offers 2 well-proportioned double bedrooms, together with a useful walk-in wardrobe providing excellent storage. The bedrooms are served by an exceptionally spacious family bathroom, complete with a full-sized bath with shower over, WC and hand wash basin. The generous proportions of this room also offer the potential to reconfigure the space to incorporate a separate shower, subject to the necessary permissions.

Externally, the property benefits from a private courtyard garden positioned directly in front of the kitchen and living room, providing a pleasant and low-maintenance outdoor space ideal for relaxing and entertaining.

Offered to market chain free, this unique Grade II listed cottage provides an exciting opportunity for buyers looking for a character property with scope to improve, personalise and add value in a highly convenient location.

Early viewing is highly recommended to fully appreciate the character, space and potential this property 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).

- Grade II Listed Cottage
- 2 Bedrooms - 1 Bathroom
- Offered As A Chain Free Purchase
- Spacious and Characterful Property
- Enclosed Courtyard Garden
- Council Tax Band B - EPC Rating D
- Freehold







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Floor 0



Floor 1



Approximate total area⁽¹⁾
878 ft²

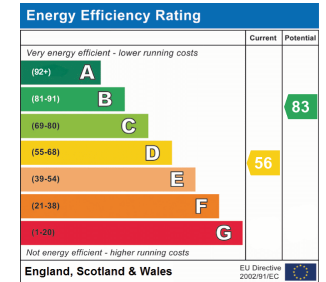
Reduced headroom
6 ft²

(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.

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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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