



BY DESIGN

*The Street*

Wallington, Hertfordshire

# Beautiful setting and packed with character

Your friends will be so jealous when they hear you have moved here - chocolate box style and ideal for an active growing family - offering ample space to play, entertain and relax - a peaceful retreat from the stresses of daily life !

This picturesque four-bedroom Grade II listed detached cottage-style property is situated in an idyllic village location. With its former history as a public house, the home exudes character and charm, reminiscent of the cottages seen on chocolate boxes from yesteryear.

If the allure of the quaint architecture does not win you over, then the true enchantment of the back garden will - nearly 0.75 acres of land - a peaceful and serene environment, surrounded by nature.

A home that offers great living space and a safe environment for your family to grow. Surrounded by beautiful North Hertfordshire countryside but close to great road and rail links and ideal for those commuting North and South. For those who enjoy walking or perhaps own dogs there is an abundance of scenic walks right on your doorstep.

Imagine living in the property which George Orwell used to frequent for a pint or two to get the creative juices flowing, when he lived next door in the late 1930s.....

**Call today to view and buy before someone else does!**

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# Key features

## Reception rooms

The living room is a great space with neutral modern décor and plenty of room for a large sofa, armchairs and other furniture. You can add soft furnishings and décor that reflects your personal style.

The hard flooring not only looks great but it's also easy to clean, making it the perfect choice for those who prefer low-maintenance living. Whether you have pets or children, you can rest assured that spills and messes can be easily wiped away.

French doors lead out into the gardens and provide an abundance of natural light to the room.

The sitting room is a real cozy haven with traditional quarry tiling and iglenook fireplace, great for the colder winter months.

## Kitchen

The cottage-style kitchen is a standout feature, with its charming design and practical quarry tiled floor. This space in the heart of the home, provides the perfect setting for preparing delicious meals while capturing the essence of country living.

One notable feature is a log burner, which adds another touch of rustic charm and warmth to the interior - ideal for both entertaining and everyday living, with its perfect blend of style, functionality, and natural light.

## Basement

Once the beer cellar of this former public house, the basement has been transformed into a comfortable space, perfectly suited for remote working, an entertaining games room, or a private sanctuary for teenagers to relax and unwind.



# Key features

## Bedrooms

The FOUR bedrooms upstairs are made for cosying up. The main bedroom has its own en-suite and dressing room with built in wardrobes. The other three bedrooms are also fantastic for a family, all large, bright and airy - no arguments over which child has which. More than two children? The 4th is also a double and serves equally well as an office space for those working from home.

## Outside

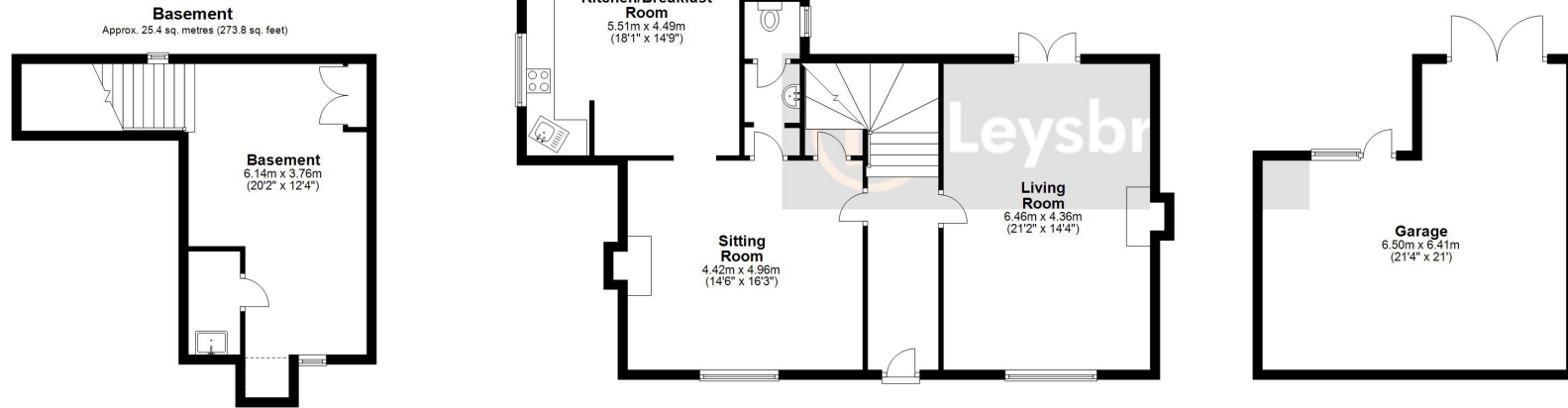
The attractive rear garden features a heated swimming pool - a personal oasis for you and your family to unwind, entertain, and make lasting memories. There is a patio area for summer BBQ's, a summer house and expansive lawns and an abundance of fruit trees.....perfect for hosting memorable garden parties that will leave your guests in awe.



**Ground Floor**

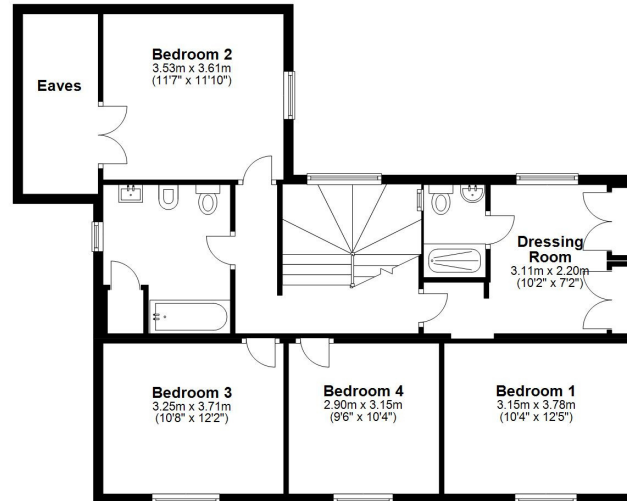
Approx. 130.6 sq. metres (1406.1 sq. feet)

The Street,  
Wallington, Baldock



**First Floor**

Approx. 87.1 sq. metres (937.2 sq. feet)



Total area: approx. 243.1 sq. metres (2617.1 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given. Plan produced using PlanUp.



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National audience

*local knowledge*