



THE LONG HOUSE, 89 WOOLGROVE ROAD
HITCHIN



**The Long House
89 Woolgrove Road
Hitchin
Hertfordshire SG4 0AU**

Guide Price £825,000

A most attractive Grade II Listed cottage standing on an impressive and very private plot with ample parking and detached double garage.

Situated within an established location opposite the wide open green space of Walsworth Common, this striking home is believed to date back approximately 400 years and was previously a small holding. It is also referred to in the book "A stroll round the village of Old Walsworth".

Our clients have successfully transformed and refitted this amazing home, blending old world charm with modern contemporary design to create a stylish home with a flexible arrangement of living accommodation and quality fittings.

The present accommodation features an entrance porch and hall. A formal sitting room with a beamed ceiling and fireplace. An additional family room and recreation space that is currently used as a home office. A fabulous contemporary kitchen with Iroko worksurfaces and branded appliances. A beautiful conservatory/dining room with stunning views over the garden plus a rear hallway and cloakroom. Two separate staircases provide access to three double sized bedrooms, all with modern en-suites. The master and second bedrooms are also linked via a private passageway.

Externally The Long House is approached via double entrance gates. A sweeping gravelled driveway runs past the cottage to a detached double width barn/garage, with enormous potential and parking area.

Viewing comes highly recommended.

Viewings:

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISSES

ON THE GROUND FLOOR

Entrance Porch with part glazed entrance door opening to:-

Hall

Ceramic tiled floor. Oak ledged and braced doors to Family Room and Sitting Room.

Family Room 4.09m x 3.96m (13'5" x 13'0")

Radiator. Exposed ceiling beams. Turning staircase to the first floor with built-in storage cupboard beneath. Kahrs oak engineered flooring. Central inglenook style fireplace with stone hearth, oak beam and cast iron hood. Built-in airing cupboard with pressurised Megaflo hot water tank (not tested). Exposed floorboards. Adjustable track lighting. Leaded light window to the rear. Ledged and braced door to:-

Inner Hallway 3.15m x 2.29m (10'4" x 7'6")

Ceramic tiled floor. Radiator. Built-in storage cupboard with folding doors, shelving and hanging rail. Telephone point. Window to rear. Part glazed door to rear. Door to Cloakroom. Three steps to Kitchen.

Cloakroom

Fitted with a white suite comprising low level W.C and pedestal washbasin. Chrome heated towel radiator. Recessed spotlights. Ceramic tiled floor. Panelled walls. Frosted window to side.

Kitchen 4.39m x 3.18m (14'5" x 10'5")

An attractive dual aspect room with double glazed multi-paned windows to garden and open plan access to

the Conservatory. The kitchen was refitted by Planet Hitchin and features a modern range of quality floorstanding and wall mounted storage units with soft close doors and drawers, pull out storage units and corner storage. Solid Iroko worksurfaces and matching upstands. Large 1½ bowl ceramic sink unit with chrome mixer tap. Integrated Bosch washing machine (not tested). Integrated Miele dishwasher (not tested). Two Integrated Liebherr fridges (not tested). Recessed spotlighting. Ceramic tiled floor. Fitted SMEG four ring gas hob (not tested) with glazed splashback and Fisher & Paykel extractor over (not tested). AVAILABLE BY SEPARATE NEGOTIATION is a Fitted gas fired Aga with 2 ovens, warming drawer and two hot plates (not tested).

Conservatory 3.89m x 3.45m (12'9" x 11'4")

Of brick and timber construction with double glazed windows. Double glazed glass roof with fitted blinds. Double glazed French style doors to the rear garden. Electric heater (not tested). Ceramic tiled floor.

Sitting Room 4.11m x 3.99m (13'6" x 13'1")

Exposed ceiling beams. Adjustable track lighting. Central chimneybreast with exposed beam, stone hearth and fitted multi-fuel burner (not tested). Kahrs oak engineered flooring. High skirting boards. TV point. 3 pin lighting option. Radiator. Leaded light window to front. Open plan access to:-

Study/Playroom 5.38m x 4.19m (17'8" x 13'9")

Turning staircase to the first floor. 3 pin lighting option. Radiator. TV point. Telephone point. Built-in understairs storage cupboard. Recess suitable for a desk. Tall vertical double glazed window to front. Double

glazed window to front.

ON THE FIRST FLOOR

Landing

(Accessed off the Study/Playroom). Two wall light points. Ledged and braced doors to Bedrooms One and Two. Kahrs oak engineered flooring. Double glazed roof window to front.

Bedroom Two 4.29m x 3.96m (14'1" x 13'0")

Exposed wall beams. Exposed ceiling beams. Radiator. Kahrs oak engineered flooring. Telephone point. TV point. Adjustable track lighting. 3 pin lighting. Leaded light window to front. Frosted window to rear. Double doors to En-Suite. Connecting door with passageway to Master Bedroom.

En-Suite

Fitted with a white suite comprising panelled bath with folding screen, chrome mixer tap and fixed head shower unit over, low level W.C and washbasin set into a vanity unit with storage cupboards beneath. Heated chrome towel radiator. Ceramic tiled walls and floor. Recessed spotlighting. Extractor. Shaver socket.

Bedroom Three 4.04m x 3.99m (13'3" x 13'1")

Double glazed velux windows to front and rear. Kahrs oak engineered flooring. TV point. Telephone point. Radiator. 3 pin lighting. Adjustable track lighting. Folding doors to En-Suite.

En-Suite

Fitted with a white suite comprising low level W.C, wall mounted washbasin set into a vanity unit with chrome



mixer tap and corner shower cubicle with folding entrance door, glazed side panel and shower unit with fixed head. Ceramic tiled floor. Heated chrome towel radiator. Ceramic tiled walls. Recessed spotlighting.

Passageway/Landing

Kahrs oak engineered flooring. Clothes rail and hooks. Doors to Master Bedroom and Bedroom Two.

Master Bedroom 4.24m x 4.09m (13'11" x 13'5")

(Accessed from staircase from the Family Room). Radiator. 3 pin lighting. Exposed wall beams. Exposed ceiling beams. Adjustable track lighting. Kahrs oak engineered flooring. Door and passage to Bedroom Two. Leaded light window to front. Door to:-

En-Suite Bathroom 2.34m x 2.29m (7'8" x 7'6")

Fitted with a contemporary suite comprising freestanding bath with central fill chrome mixer tap, low level W.C and wall mounted washbasin with chrome mixer tap. Part ceramic tiled walls. Heated chrome towel radiator. Tiled effect flooring. Recessed spot lighting. Exposed beams. Built-in storage cupboard. Shaver socket. Frosted double glazed window to rear.

OUTSIDE

At the Front

Double wooden entrance gates provide access to the gravelled driveway which sweeps around the front of the property and provides off-street parking and access to the Garage and rear garden. Outside lighting. Garden tap.

Double Width Barn/Garage 6.20m x 5.82m (20'4" x 19'1")

Of timber construction with two sets of double entrance doors. Power and light connected. Eaves storage. With enormous potential to create separate auxiliary accommodation or home office space (subject to acquiring the required permissions and consents).

Rear Garden

Laid mainly to lawn with flower and shrub borders. Paved patio area and further gravelled seating area. Brick built BBQ.

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is Band E. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

SERVICES

All mains services are understood to be installed and connected. Please note that we have not tested any services installations or appliances.

COVID-19 SECURE VIEWINGS

Norgans are committed to providing COVID19 safe viewings, and in order to protect the health, safety and well being of our staff, vendors and prospective buyers we have implemented changes to our viewing policy. These changes are displayed on our website. However prior to booking a physical viewing you MUST have done the following:

- a. Seen the Sales Brochure of the property.
- b. Seen the property on Google Earth.
- c. Seen the property on Google Street View, or ideally have driven or walked past the property.

When booking a viewing you will be required to provide additional information in respect of your health, the health of close family/contacts plus your ability to proceed with a purchase. Prior to each and every viewing it is a requirement for all prospective buyers to confirm by email that you have read and accepted our conditions of viewing.

GDPR

Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans will be requesting more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for as long as it is required to protect the safety of our vendors and staff from COVID19 infection.

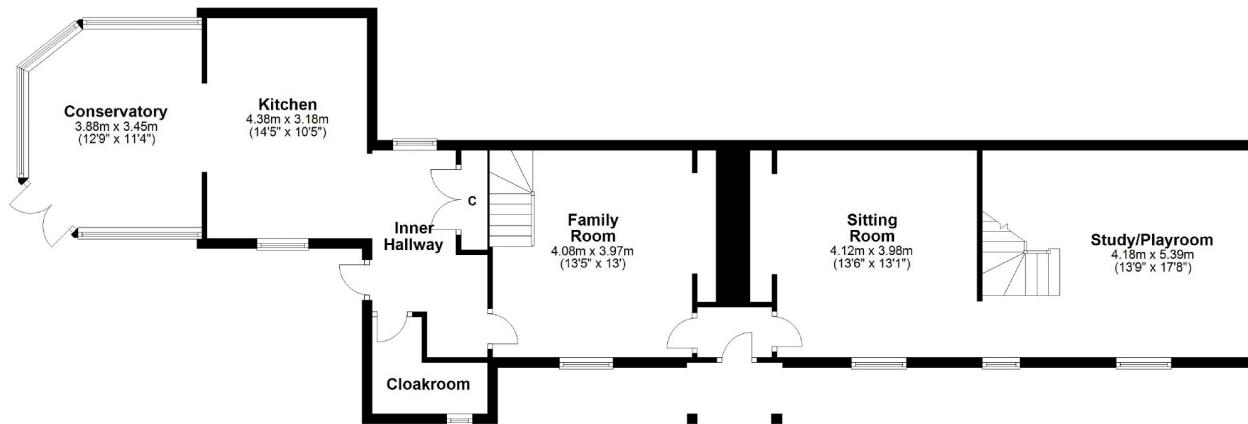
Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy. You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.

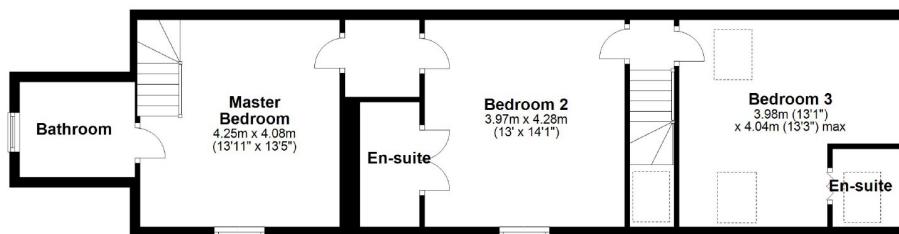




Ground Floor



First Floor



89 Woolgrove Rd, Hitchin



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