



Bryan Bishop
and partners

Nup End
Old Knebworth, SG3 6QJ



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Summary

Bryan Bishop and Partners are delighted to bring to the market this delightful, Grade II listed, 3 double bedroom, semi-detached cottage. The property dates from the 1830s and is located in the delightful rural hamlet of Nup End, just outside the picturesque village of Old Knebworth. The property benefits from uninterrupted countryside views and has been previously restored with consideration for the original features. Farm Cottage boasts charm and character, with exposed beams, a brick open fireplace, wrought iron furniture to stripped pine doors, Victorian style bathroom and an antique pine 'Smallbone' kitchen.

Accommodation

Upon entering the property, you are welcomed by a bright, spacious dining area with double-aspect windows. This room provides versatile living space; the area is currently being used as a formal dining room, but also lends itself towards being an office space, playroom or tv room. Further along the main entrance hallway is a door to the living room, kitchen and a bathroom. The living room benefits from double windows and an impressive brick and beam fireplace, which stands in the centre of the room providing a delightful main feature. Across the hall from the living room is the kitchen, there is a range of wall and base units and even a fully fitted dresser unit. The kitchen exudes charm whilst providing everything needed for practical meal preparation. There is space within the room for a small table and chairs and a door leading to a useful utility room. Back to the main hallway and there is a pine staircase leading up to a galleried landing on the first floor. Here you can find three good sized, bright double bedrooms. Two of the rooms feature built-in wardrobes and all boast countryside views.







Outside

The cottage benefits from a large corner plot with a generous front and back garden facing east and west respectively. The front garden has an attractive picket fence boundary, with mature privet hedging separating the cottage from its' neighbour. A paved pathway runs around the property flanked by raised lawn, brick retaining walls, flower beds and borders. The rear garden extends about 100ft and is laid to lawn, abutting open fields. Silver birch trees line the main boundary and provide a high degree of privacy during the summer months. There is a brick built garden shed in the rear garden.

Location

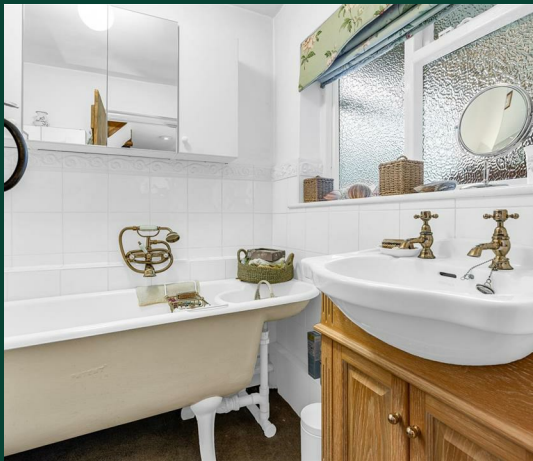
The historic location of Old Knebworth provides perfect semi-rural living. Bordering the stunning Knebworth Park with its stately home, gardens and deer park, this is an ideal location for those who appreciate living within glorious countryside, yet enjoy having the convenience of village amenities a short driving distance away.

Since 1974, Knebworth has been famously associated with numerous major open-air rock and pop concerts which have been held in the grounds of Knebworth House. The Lytton Arms public house is just a short stroll away and has an extensive food menu. Knebworth village provides a High Street a chemist, post office, doctors' surgery, two dentists, Co-op general store, wine merchant, restaurants and cafés, as well as a highly-regarded junior/mixed infant school. The mainline railway station at Knebworth allows access to London Kings Cross in around 25-35 minutes. There is a Golf club & a great recreation ground with children's play area, zip wire, bowls club and tennis courts.

Old Knebworth is well placed for access to neighbouring towns and commuter links, with the following distances for guidance: Stanstead airport 28 miles - Luton airport 13 miles - Heathrow airport 39 miles - A1(m) 3.6 miles - Hertford 8.5 miles - St Albans 13 miles - M25 Jct23 14 miles.

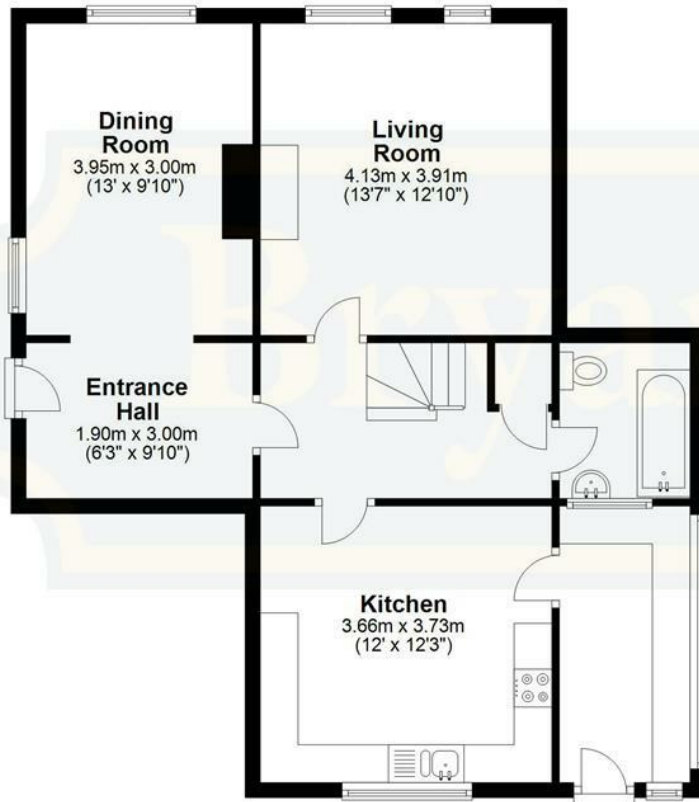






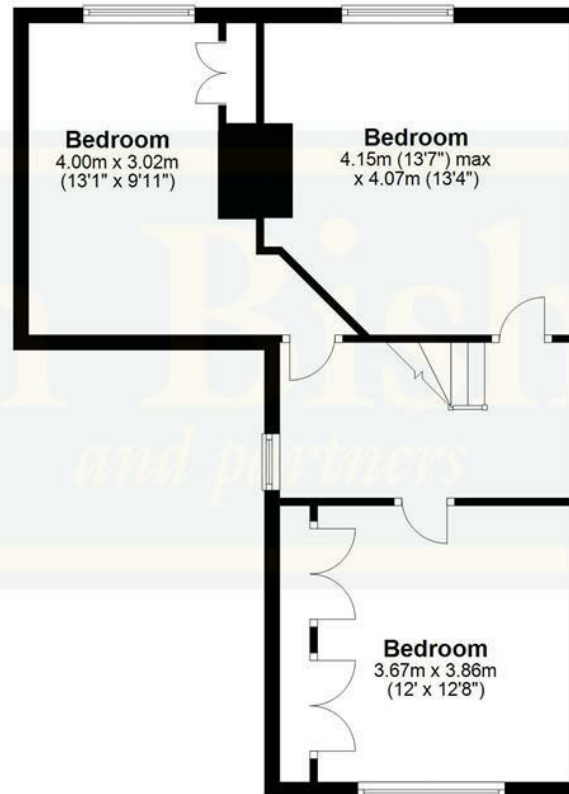
Ground Floor

Approx. 66.7 sq. metres (718.3 sq. feet)



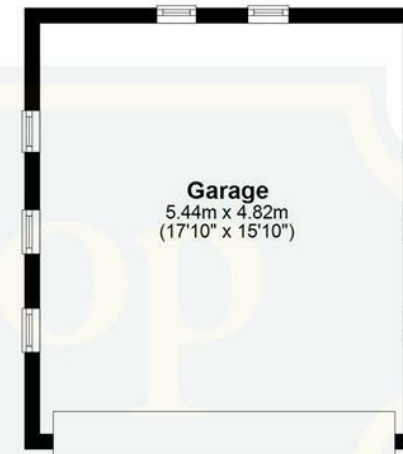
First Floor

Approx. 52.6 sq. metres (565.8 sq. feet)



Outbuilding

Approx. 26.2 sq. metres (282.1 sq. feet)



Total area: approx. 145.5 sq. metres (1566.2 sq. feet)







