



NORGANS

Surveyors & Estate Agents

Hitchin Office: 01462 455225



16 Great Green, Pirton

FOR SALE BY INFORMAL TENDER: DEADLINE 12 NOON, FRIDAY 18TH FEBRUARY 2011.

Available for the first time in nearly 50 years, a fabulous Grade II listed detached cottage set within the highly desirable location of Great Green. Well placed for many village amenities including the post offices, stores, public houses and St Mary's Church, the property is approached via wrought iron gates and stands to the rear of an impressive south-westerly facing plot that fronts directly on to the open space of Great Green with its maypole.

To the rear of the property is a small garden with two storage barns that offer enormous potential. The accommodation features an entrance hall, family room and a separate impressive sitting room (both with open fireplaces), ground floor shower room, store room, kitchen/breakfast room with a walk-in pantry, four good sized bedrooms (two interlinked) and a first floor bathroom. Although requiring renovating and refurbishing throughout, this unique cottage in our opinion offers enormous potential and viewing therefore is highly recommended in order to appreciate the potential and wonderful location that this rarely available property offers.

Guide Price £450,000 Freehold

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The accommodation comprises

On the ground floor

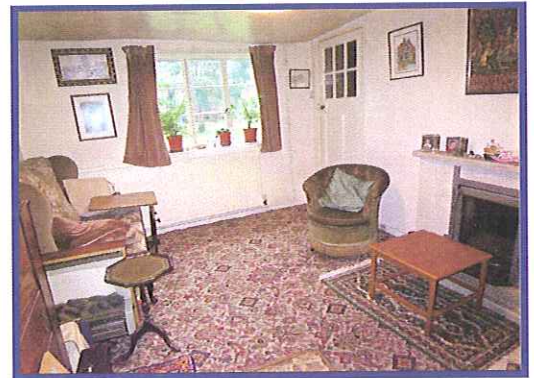
Solid entrance door to:-

Entrance hall

With a white panelled door providing access to the Sitting Room and partly glazed door providing access to the Family Room.

Family room 4.32m(14'2") x 3.15m(10'4")

With a window with views over the front garden. Double panelled radiator. Open fireplace. Ceramic tiled ceramic and hearth. Beamed ceiling.



Sitting room 7.47m(24'6") x 4.27m(14'0")

With two windows with views over the front garden. Exposed wall, ceiling and central support beams. Telephone point. TV point. Three radiators. Exposed brick open fireplace with quarry tiled hearth and matching mantle. Fitted bookshelving. Trapdoor to first floor. White panelled door to:-





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Sitting room



Inner lobby

Turning staircase providing access to the first floor. White panelled doors providing access to the Kitchen and:-

Shower room

Fitted with a coloured suite comprising low level W.C, wash handbasin set into a vanity unit with storage cupboards below and a shower cubicle with screen door and matching side panel. Double radiator. Low window to the rear. Door to:-

Store room 3.86m(12'8") x 1.83m(6'0")

With light connected. Various storage shelving. Low window to the rear. High window to the side. Exposed wall and ceiling beams.

Kitchen/breakfast room 4.47m(14'8") x 2.97m(9'9")

The Kitchen is fitted with a basic range of floorstanding and wall mounted storage cupboards with drawers and various shelving. Rolled edge worksurfaces. Matching dresser style unit. Ceramic butler style sink with drainer. Window with views over the rear garden. Door to rear garden. Space for a washing machine. Space for a gas oven. Radiator. Modern Worcester gas fired combination boiler (not tested). Door to a walk-in pantry.



Walk-in pantry 3.40m(11'2") x 1.52m(5'0")

Various storage shelving. Power and light. Window to rear.

On the first floor

Split level landing

Window to the rear. White panelled doors provide access to the Bedrooms and Bathroom.

Bedroom one 4.52m(14'10") x 3.40m(11'2")

With a window with views overlooking the front garden. Exposed ceiling beams. Radiator. Built-in storage cupboard with exposed beams.

Bedroom two 4.57m(15'0") x 3.43m(11'3")

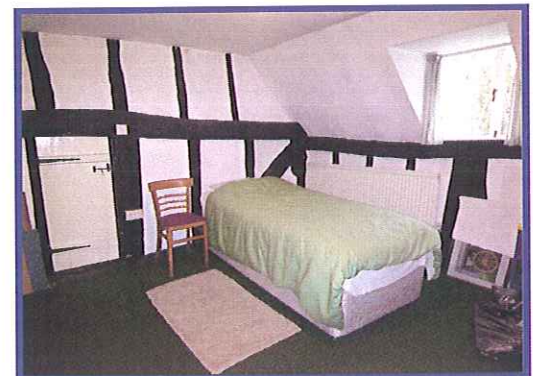
With a window with views overlooking the front garden. Exposed wall and ceiling beams. Radiator. Deep built-in storage cupboard with shelving to the side of the fireplace. Additional built-in storage cupboard. Low door to:-



Bedroom three 4.57m(15'0") x 3.84m(12'7")

This room can also be accessed via a trapdoor to the Sitting Room and we are advised by our clients that there was previously a second staircase in this location.

Window with views over the front garden. Exposed wall and ceiling beams. Double radiator.



Bedroom four 3.00m(9'10") x 3.00m(9'10")

With a window with views overlooking the rear garden. Built-in airing cupboard with linen shelving. Built-in wardrobe cupboards with hanging rails, storage shelving and top storage lockers.

Bathroom

Fitted with a coloured suite comprising low level W.C, panelled bath and wash handbasin set into a vanity unit. Partly ceramic tiled walls. Radiator. Storage shelving and cupboard. Frosted window to the rear. Access to the loft space.



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Outside



Driveway



Front garden

The property is approached via a pair of wrought iron gates from Great Green. A weathered tarmac/shingle driveway leads to the property and provides off-road parking for several cars. The front garden is landscaped and is laid extensively to lawn with various flower and shrub borders and is predominantly enclosed by panelled fencing. Set within the garden are various maturing trees and shrubs plus a variety of fruit trees.



Rear garden

To the rear of the property is a small enclosed garden that is laid predominantly to lawn with a concrete courtyard area to the immediate rear of the property. Set within the rear garden is a GREENHOUSE and access to an OUTSIDE W.C and TWO BARNs.



Barns



Barn one 4.27m(14'0") x 3.66m(12'0") max

With power and light connected.

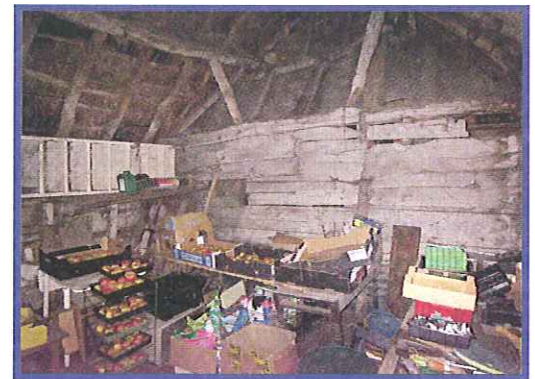




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Barn two 4.27m(14'0") x 3.78m(12'5")



View to great green, pirton

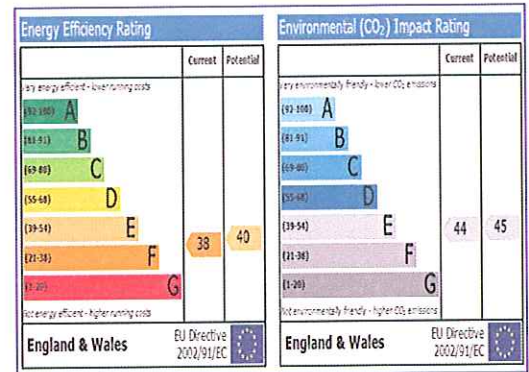


Floor plans

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.



Epc graphs



Council tax band

We are advised that the Council Tax Band for this property is Band F.

This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

Informal tender

All offers must be received in writing in a sealed envelope clearly marked with the property address and must be received by 12 noon on Friday 18th February 2011.

All offers must state an exact amount in pounds sterling and offers such as "£1 more than any other offer" will not be considered.

Prospective purchasers are permitted to submit one or more offers on the property.

The Vendors are not bound by this Informal Tender and the sale of the property to any prospective purchaser is not legally binding until an exchange of contracts has taken place.

Any costs incurred by disappointed purchasers will not be refunded.

The sale of this property by Informal Tender does not restrict the Vendor from considering any pre-tender offers or from withdrawing the property from the Tender process prior to the Tender date.



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Listing description

Grade II Listed.

Date Listed: 24th October 1988.

Listing NGR: TL1445531592

"C16 or earlier open hall house. Floor inserted and timber frame chimney early C17, brick chimney early C18, bread oven in outshut to rear wing C18 or early C19. Timber frame on red brick sill, roughcast externally with steep old red tile roof with slated continuation over rear outshut. Dark weatherboarding to NW outhouse with thatched roof sheeted over. A 2-storeys, 3 cells internal chimney, lobby-entry plan house facing E with short rear wing with stair and kitchen running W from rear of chimney a third from N end. E front has 3 windows, 3 gabled dormers at the eaves, and gabled porch in line with the chimney. Flush casement windows. Interior has exposed frame, some wattle-and-daub panels, jowled posts, unjowled mid-bay posts, curved tension braces, edge-halved scarf joint with bridled butts in wallplate, brick chimney built enclosing the tie-beam of a truss, and clasped-purlin truss. Several moulded plank doors."

Services

All mains.

Viewing

Strictly by appointment with Norgans Estate Agents, Hitchin office (tel: 01462 455225)

Internet links

Click here for a location map

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