



Holly Trees | I Wick Hill Kensworth Bedfordshire LU6 3RQ

A charming Grade II Listed 17th Century three bedroom detached cottage in the Bedfordshire village of Kensworth, offered for sale with no onward chain.

Situated along a no through road, Holly Trees is an exceptional Grade II Listed detached cottage dating back to the 1600's, and offers a wealth of character features including exposed beams, exposed brickwork and feature fireplaces, and offers over 1700 sq.ft of spacious accommodation throughout. Kensworth is a desirable semi-rural village within Bedfordshire, and offers a range of local amenities including local shops, Post Office, pub/restaurants, as well as good schooling within the village. The property is also within a mile to Whipsnade Zoo, Dunstable Downs, and surrounding Chiltern Hills. Kensworth also offers excellent transport links to London with the M1 Junction 9 approx. 3 miles, and an efficient rail service from Harpenden to St. Pancras in under 30 minutes.

Entering this delightful character home, the sitting room features a brick surround log burning stove and exposed beams. Access to an inner hall leads to the dining room and kitchen. The dining room again features many character features such as exposed bricks and a second brick surround fireplace. To the corner of the dining room, access is given to a downstairs cloakroom and the main entrance door. The kitchen has previously been extended and enjoys dual aspect views to the rear garden and courtyard. The kitchen is fitted with a range of base and wall mounted units, butler sink and space for white goods. To the rear of the kitchen is a separate utility room which leads out to the rear garden.

Stairs from the sitting room rise to the first floor landing leading to three double bedrooms and family bathroom. The master bedroom boasts a generous sized triple aspect vaulted ceiling bedroom with a walk-in dressing room. The second bedroom is also a generous sized dual aspect double bedroom and features an en suite shower room, whilst bedroom three captures open countryside views to the rear. The family bathroom comprises of a panelled bath, wash hand basin with storage underneath, and also benefits from a separate shower cubicle.

Externally, the property is approached via Wick Hill which is a no through road. Access to the property can be entered either via gated access from the driveway or side gated access to the cottage. From the cottage, A patio area captures the afternoon sun and is an ideal entertaining area. Steps from the patio raise to a tiered garden which is mainly laid to lawn,. In addition, there is also a private courtyard are to the opposite side of the kitchen creating an ideal space to relax and unwind, or to enjoy al-fresco dining with friends and family. To the top of the main garden is a detached double garage with an up and over garage door. Internally there is power and lighting, and a door leading out to the garden.



- No Onward Chain
- Grade II Listed 16th Century Detached Cottage
- Three Double Bedrooms
- Separate Sitting Room & Dining Room
- Extended Kitchen & Utility Room
- Master Bedroom with Dressing Room
- Ensuite Second Bedroom & Family Bathroom
- Enclosed Private Rear Garden
- Detached Double Garage & Driveway
- Desirable Bedfordshire Village

Additional Information

Tenure: Freehold

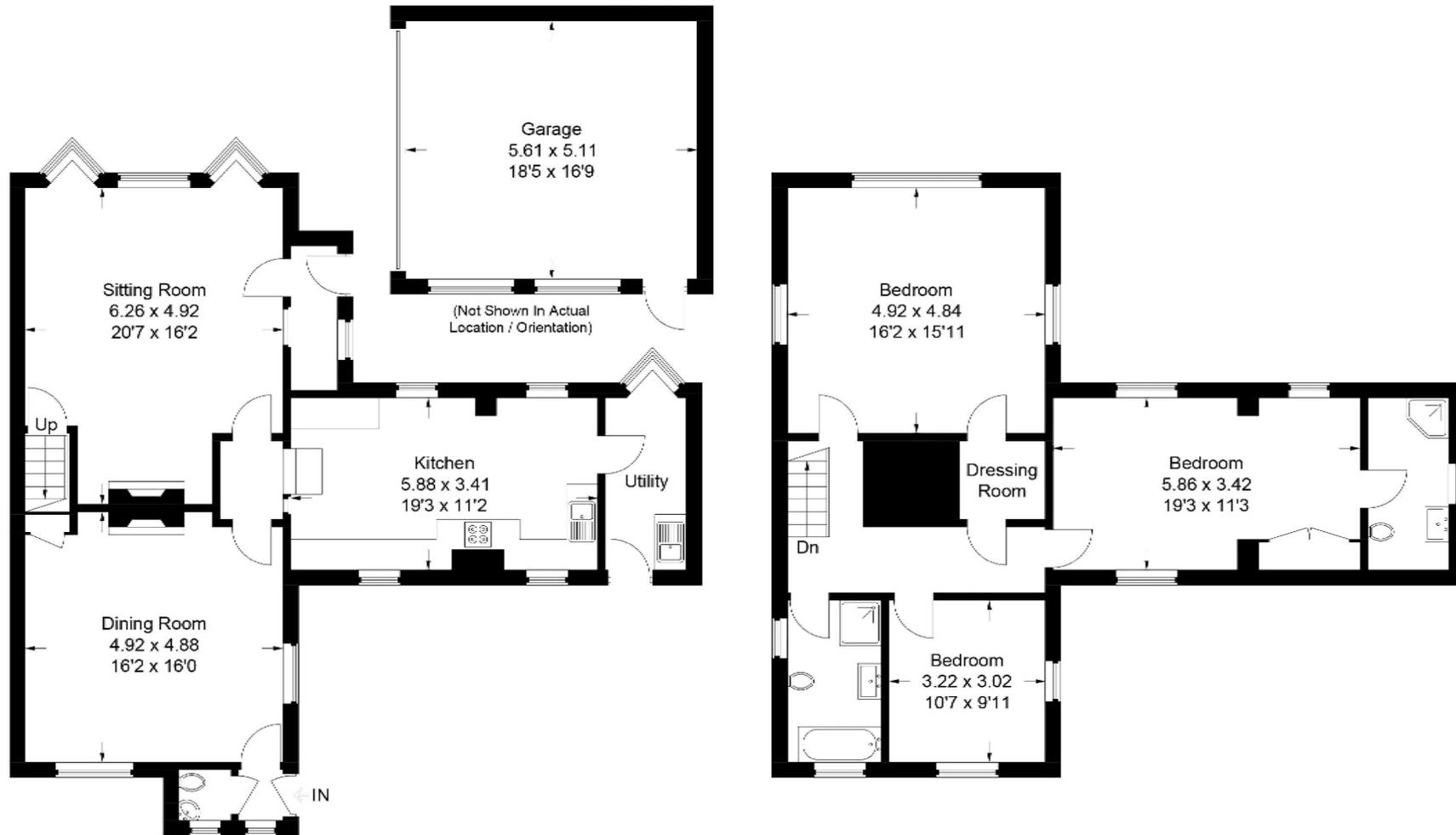
Gas, Mains Water, Electricity

The Property is Council Tax Band G

The Local Authority is Central Bedfordshire Council



Approximate Gross Internal Area
Ground Floor = 83.5 sq m / 899 sq ft
First Floor = 76.2 sq m / 821 sq ft
Garage = 28.7 sq m / 309 sq ft
Total = 188.4 sq m / 2,029 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. F653

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