



Pilgrim Cottage, Church Road, Berkhamsted

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Pilgrim Cottage Church Road Little Gaddesden Berkhamsted Hertfordshire HP4 1NZ

A splendid barn conversion with up to five bedrooms, in a highly desirable village setting

Berkhamsted town centre 6 miles, Berkhamsted mainline station 6 miles (circa 35 minutes to London Euston), Hemel Hempstead town centre 7.5 miles, M1 (Jct 8) 9.6 miles, London Luton Airport 14.0 miles

Reception hall | Sitting room | Dining room
Kitchen/breakfast room | Utility | Principal bedroom with walk-in wardrobe & en suite shower room | 2 Further bedrooms, 1 en suite
Bedroom 4/study | Bedroom 5/office | Family bathroom | Double garage | Garden
EPC rating E

The property

Pilgrim Cottage is a delightful link-detached barn conversion home, set on a peaceful farm site and surrounded by beautiful National Trust countryside in the peaceful village of Little Gaddesden. The light, flexible accommodation is presented on a single accessible level, with appealing neutral décor throughout. The original farm buildings have been sympathetically converted, with various attractive details that lend genuine character to the home, including timber joinery and fittings.

The impressive 24ft sitting room is the main reception, with its stunning vaulted ceiling and exposed timber beams, as well as a brick-built fireplace and full-height windows, which welcome plenty of natural light and create a

pleasant space in which to relax. The dining room is ideal for entertaining guests or family meals, adjoining the kitchen with its wooden fitted units, central island, integrated hob and double oven. There is space for a breakfast table for informal dining and the opportunity to combine the kitchen and dining room into one larger open-plan space if desired.

There are up to five bedrooms, including the principal bedroom with its walk-in wardrobe and en suite shower room with newly fitted suite. The second bedroom is also en suite, while there is also a further family bathroom. The fourth and fifth bedrooms provide the opportunity for use as a study and an office if required.

Outside

The property is centred around a charming walled courtyard garden, which welcomes plenty of sunlight and is a fine space in which to relax and enjoy the peaceful surroundings. There is access for vehicles onto the block-paved driveway, which provides plenty of parking space. The double garage offers further parking and storage or workshop space. The courtyard garden includes a well-maintained area of lawn, paved pathways and patio for al fresco dining with a retractable awning. There is also an ornamental pond and colourful, well-stocked flowerbeds with roses and established shrubs.

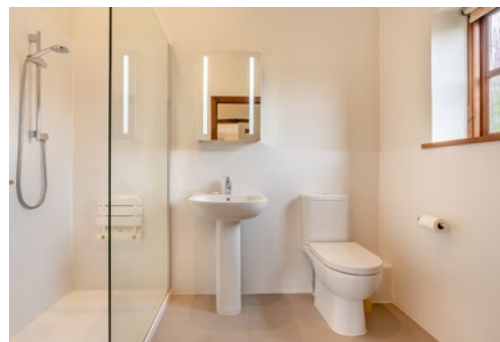


Location

The property is set in the small village of Little Gaddesden, six miles from the historic market town of Berkhamsted and surrounded by the stunning countryside of the Chiltern Hills Area of Outstanding Natural Beauty. The peaceful village has a local shop, post office and a pub, all within easy reach, while nearby Berkhamsted provides a good choice of shops and supermarkets, as well as other leisure facilities and everyday amenities. Little Gaddesden has an outstanding-rated primary school, with other good or outstanding-rated primary schools in nearby villages. There are also several reputable independent schools in the area, including Berkhamsted School.

For leisure, there is golf close-at-hand at Ashridge Golf Club. The area is renowned for its beautiful countryside walking routes, with 4,000 acres of National Trust countryside, including Ivinghoe Beacon and the Ashridge Estate, which is on the Ridgeway National Trail.

Berkhamsted's mainline station provides fast and regular services to London Euston, taking just over 30 minutes, providing easy commuter links to the capital. Meanwhile, the M1 is less than 10 miles away.



Floorplans
Main House internal area 2,427 sq ft (225 sq m)
Garage internal area 422 sq ft (39 sq m)
Total internal area 2,849 sq ft (265 sq m)
For identification purposes only.



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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General

Local Authority: Dacorum Borough Council
Services: Mains electricity and water. Private drainage. Oil-fired central heating. There is an annual service charge of £200..

Council Tax: Band G
Tenure: Freehold
Position: Chain Free
Guide Price: £1,450,000

St Albans

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