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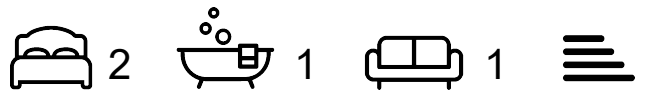
HERE TO GET *you* THERE



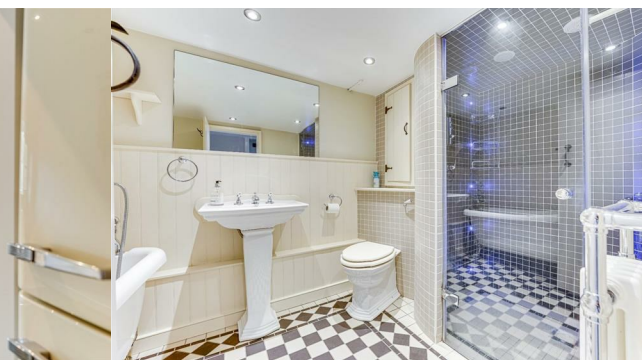
Pilgrims Row

Westmill, SG9 9LQ

Asking Price £450,000



Westmill is picturesque, sought-after village just west of the A10 between Buntingford and Puckeridge. Pilgrims Cottages are a terrace of 4 former alms houses, Grade II listed within a conservation area. The cottage dates back to C18/19 and has been luxuriously and sympathetically refurbished.



Living Room 14'7" x 12'4" (4.47m x 3.78m)
Natural brick floor. Attractive brick fireplace with inset wood burning stove. Exposed beams. Radiator. Window to front. Wall light points with dimmer switch. Fitted base storage units either side of chimney breast, housing electric meter. Door to:

Inner Hall

Newly laid carpet. Staircase to first floor. Door to downstairs storage cupboard. Inset ceiling lights. Opening at rear to kitchen. Door to:

Luxury Bathroom 10'2" x 6'5" (in to walk in shower) (3.12 x 1.98 (in to walk in shower))

White suite comprising claw foot bath with mixer tap and hand shower attachment, pedestal hand basin, low level flush WC with concealed cistern. Glazed door to large double shower cubicle with inset lighting. Recessed storage cupboard. Ceramic tiled floor. Inset ceiling downlights. Chrome ladder style radiator.

Luxury Kitchen / Diner 10'4" x 8'0" (3.15 x 2.45)

Windows to rear and part glazed stable door to rear garden. Ceramic tiled floor. Attractive range of fitted wall and base units with concealed lighting over glass work surfaces incorporating 'butler' sink. Refrigerated wine storage unit. Integrated slimline dishwasher. Built-in 'Bosch' electric halogen hob with 'Bosch' electric oven below and extractor unit above. Recess for fridge/freezer. Inset ceiling downlights.

First Floor

Stairwell landing. Exposed beams. Door to bedroom two and low original doorway opening and entrance door to:

Bedroom One 14'2" x 12'4" (4.34 x 3.76)

Window to front. Exposed beams. High ceiling with inset lights. Range of built-in wardrobes (also housing hot water cylinder), storage cupboards and drawers. Radiator. Dimmer light switch.

Bedroom Two 9'10" x 9'8" (3.00 x 2.97)

Two Dormer windows to rear aspect. Fitted wardrobe. Radiator. Exposed beams. Ceiling downlights.

Garden

An attractive garden with right of way to rear. Paved patio area leading to lawn, with pathway to rear utility outbuilding, right of way gates and rear access.

Utility Outhouse 9'6" x 6'0" (2.92 x 1.85m)

Wood laminate floor. Built-in storage cupboards. Exposed beams. Inset ceiling lights. Plumbing for washing machine. Small obscure double glazed window. Space for fridge/freezer and tumble dryer. Ceramic tiled work surfaces.

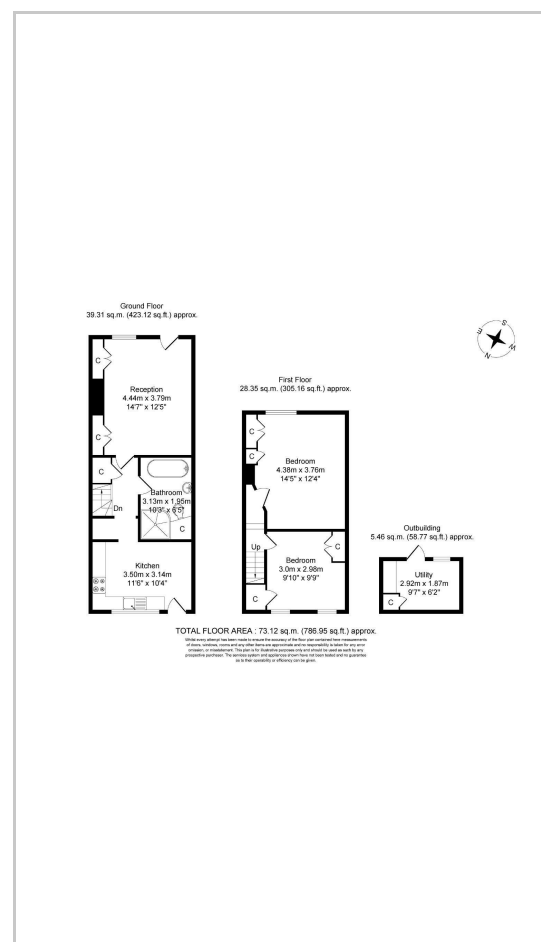
Westmill Village

The Sword Inn Hand, Tea Room, The village setting.

Area Map



Floor Plans



Energy Efficiency Graph

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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