



The Old Farmhouse, 9 Thorncote Green,  
Hatch, SG19 1PU

# Offers in excess of: £1,000,000 Freehold

Thorncote Green, Hatch, SG19 1PU

- Stunning, Detached Country Residence
- Completely Transformed By Current Owners
- Living Space Across Multiple Reception Rooms
- Farm Style Kitchen/Diner
- Four Double Bedrooms
- Three Refitted Bath/Shower Rooms
- Downstairs Studio Boasting 'Annexe' Style Living Potential
- Freehold
- Completely Rewired Under Current Ownership
- Freehold
- Further Expansion Potential In The Attic 'STPP'

This beautiful, detached family house dates back to the 17th century and offers magnificent views of Thorncote Green. Surrounded by mature gardens, the property has retained many period features and has been expanded and enhanced tremendously in recent years. The layout of the house is versatile, with three separate reception rooms, a fitted kitchen/breakfast room, and a sunroom. The ground floor also features a studio suite with an en-suite shower room also home to the current owners white goods, offering the perfect 'Annexe' style living accommodation should the new owner's desire. Upstairs, there are four bedrooms, a Jack and Jill bathroom, and a family bathroom, both beautifully renovated.

On the ground floor, the dining hall overlooks the village green and boasts an inglenook style feature fireplace and wood burner, exposed beams and timbers and a storage cupboard all adding to the character of the room. The room also leads to a cloakroom, featuring rustic tiled flooring and the entrance to the multi-use studio. The studio boasts double doors that open onto the front garden offering a separate access point to the property and an en-suite shower room, fitted with modern white fixtures and includes a storage cupboard. The living room also showcases exposed beams and timbers, along with a fireplace and again wood burner. A study/family room and a second staircase to the first floor can be accessed from this room. Lastly, via the dining room through the hand made stable door there is also access to the garden and boiler house/potting shed, complete with electric and running water.

The kitchen/breakfast room is dual aspect and fitted with oak cupboards and drawers, complemented by corian work surfaces and a sink unit. Integrated appliances and a nearly new electric Aga add to the convenience and charm of the space. An archway leads into the garden room, which features triple aspect windows, double doors to the garden, and a high vaulted ceiling, perfect for relaxing and taking in the sun.



# Accommodation

## Ground Floor

- Entrance Hall
- Dining Room
- Living Room
- Office/Family Room
- WC
- Shower Room
- Studio
- Kitchen/Diner
- Sun Room



## First Floor

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- En-Suite
- Family Bathroom



## Second Floor

- Attic Room 1
- Attic Room 2
- Attic Room 3
- Outside
- Front Garden
- Rear Garden
- Two Space Car Port
- Store

The first floor can be reached via two staircases and offers a landing area with exposed beams and timbers. The guest bedroom includes double built-in wardrobes, while bedroom four stands alone with the nearly new family bathroom offering 'Guest' style living quarters. Bedrooms One and Three share a stunning Jack and Jill shower room. It is certainly worth noting that both the family bathroom and the en-suite, like the kitchen, are fitted with corian surfaces as well as karndean flooring.

The second floor, accessed via staircase consists of three attic rooms that require refurbishment, but have the potential to be converted into additional living space, subject to necessary permissions.

Outside, the property enjoys a prominent position with views of the historic Village Green. The front garden is enclosed by a picket fence and features a block paved pathway leading to the front door. The rear garden is fully enclosed and accessed via a side gate that includes a paved pathway, raised terrace area, shaped lawn borders and a pergola. A boiler room houses the oil-fired boiler, and there is a driveway leading to covered car ports and a garden store.

Location Notes - The rural hamlet of Thorncote Green, the property is just 2 miles from the market town of Sandy and 5 miles from Biggleswade. Cambridge is a 30-minute drive away, offering a range of amenities. The Northhill Church of England Lower School is rated good by Ofsted and private schools in Bedford are approximately 7 miles away. Sandy and Bedford railway stations provide convenient rail links to London and Luton Airport, offering international travel, is approximately 24 miles away.

Property Type - Freehold  
Local Authority - Central Beds  
EPC - 36/F  
Council Tax Band - G

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