

35 Back Street, Ashwell

Baldock

Guide Price £400,000

Ensum Brown
NEIL WISE LTD



35 Back Street

Ashwell, Baldock

Extended 2-bedroom Victorian cottage in Ashwell with kitchen/diner, two bathrooms and garden.

- Characterful Extended Two-Bedroom Victorian Cottage
- Two Double Bedrooms, Main With Built-In Storage And Dressing Area
- Open Kitchen/Dining Room With Rear Extension And Lantern Rooflight
- Separate Lounge With Exposed Brick Chimney And Cast-Iron Wood Burner
- First-Floor En-Suite Shower Room And Ground-Floor Bathroom
- Cream Shaker Kitchen With Solid Wood Worktops And Butler Sink
- French Doors To A Rear Courtyard
- Generous Tiered Garden With Lawn, Decking And Firepit Seating
- Period Character Throughout, Including Plantation Shutters And Stripped Floors
- Ashwell & Morden Station With Direct Links To Cambridge And London

35 Back Street

Ashwell, Baldock

Property Insight
A characterful and thoughtfully extended two-bedroom Victorian cottage, set along one of Ashwell's prettiest residential streets. Extending to over 650 sq ft, it pairs genuine period charm — exposed brickwork, a cast-iron wood burner, stripped floorboards and plantation-style shutters — with a light-filled rear extension that has turned the kitchen into a sociable kitchen/dining room. With two double bedrooms, a first-floor en-suite, a ground-floor bathroom and a generous tiered garden, it makes a lovely village home with real personality.

The front door opens straight into a welcoming lounge, where an exposed brick chimney breast frames a cast-iron wood burner set within an arched recess — the natural place to kick your boots off after a walk through the village. Stripped floorboards and plantation-style shutters give the room warmth and character.

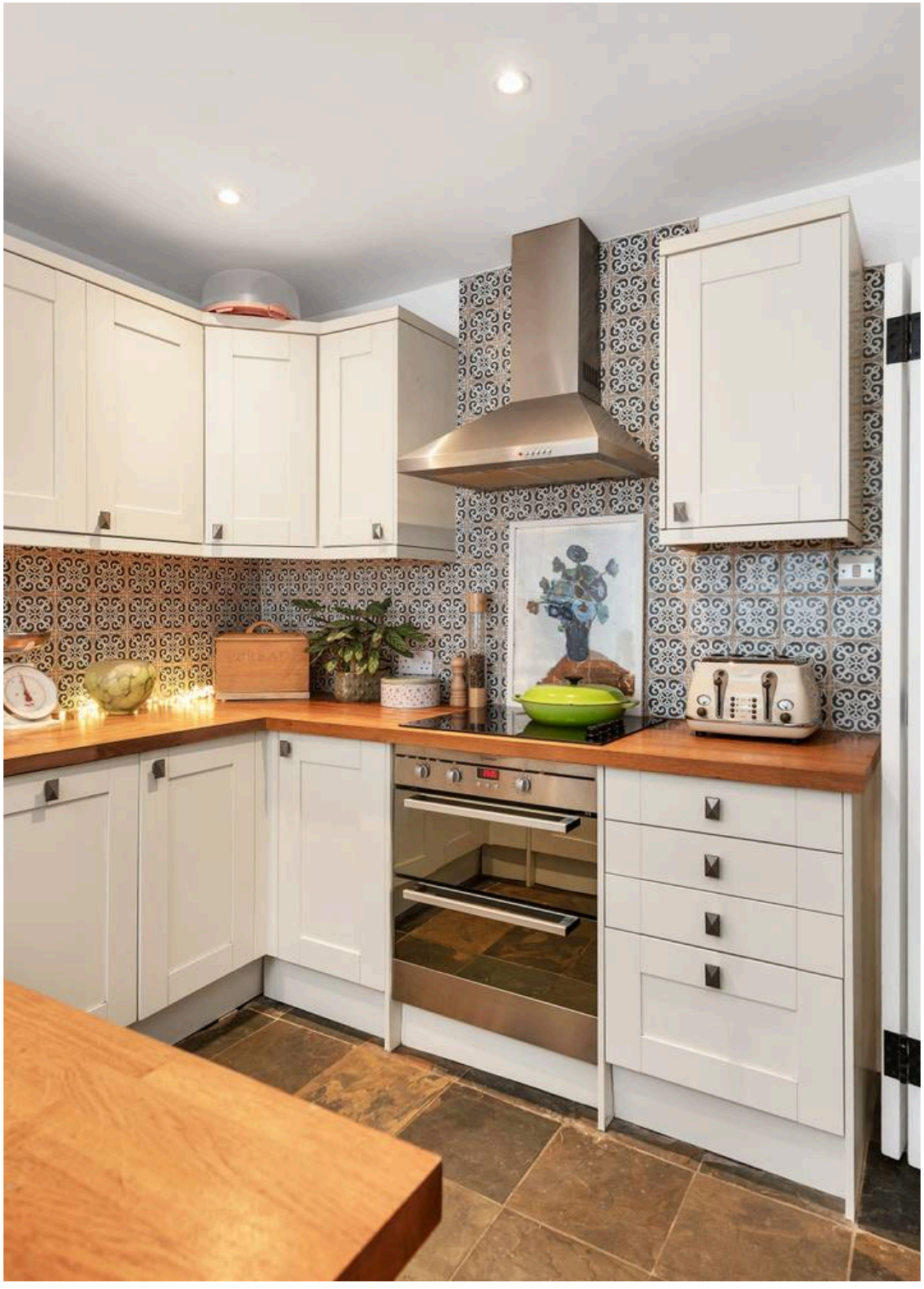
To the rear, the kitchen/dining room is where the home comes together. Cream shaker-style units sit beneath solid wood worktops, with a ceramic butler sink, a patterned tile splashback and a slate-effect tiled floor. The rear extension creates a dedicated dining area drawn in light from a lantern rooflight, with French doors opening onto the courtyard beyond. A ground-floor bathroom, fitted with a corner bath and traditional-style fittings, completes this level.

Upstairs to the first floor are two well-proportioned double bedrooms. The main bedroom offers built-in storage and a fitted dressing area, while the second double looks out over the garden, there is also a fitted dressing table/office desk and wardrobe. A first-floor en-suite shower room, finished with white metro tiles, serves the bedrooms.

Outside, a private paved courtyard sits directly off the kitchen/dining room — an easy spot for a morning coffee — with steps rising to a surprisingly generous tiered garden. Here you will find a lawn flanked by mature, well-stocked borders, a raised deck for outdoor dining, and a further seating area with a firepit at the top of the plot.



Property Insight
A characterful and thoughtfully extended two-bedroom Victorian cottage, set along one of Ashwell's prettiest residential streets. Extending to over 650 sq ft, it



35 Back Street

Ashwell, Baldock

Location – Ashwell

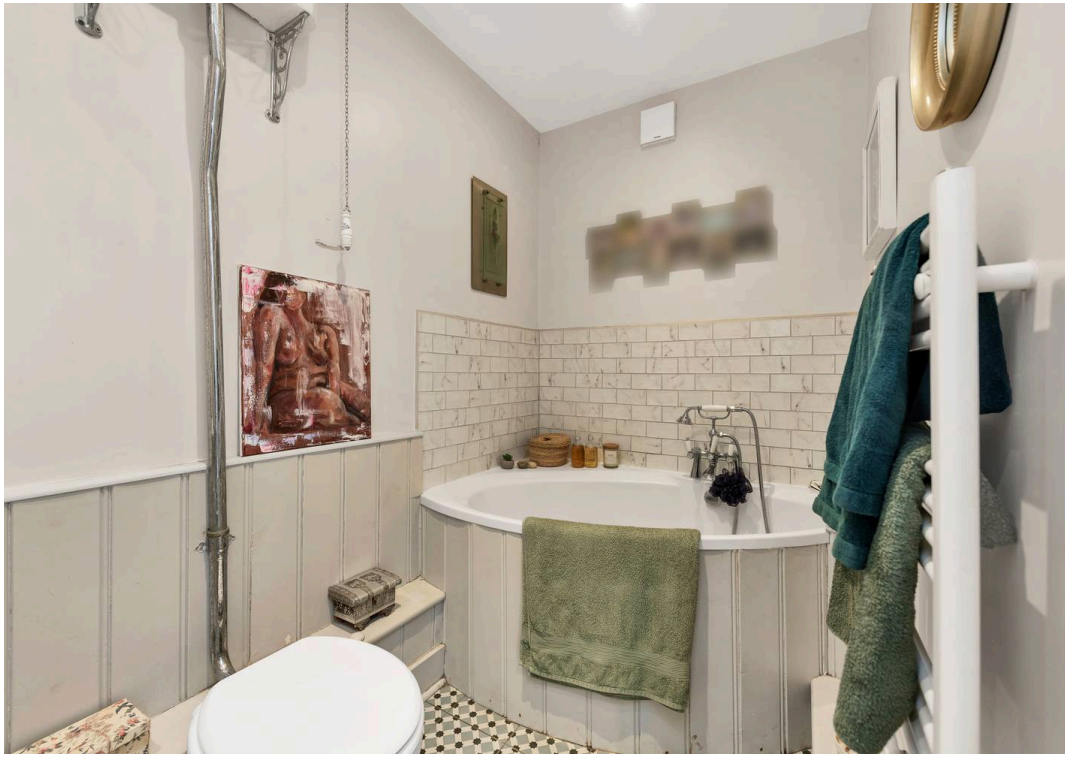
Ashwell is a quintessentially English parish village in north Hertfordshire, 4 miles from Baldock, 7 miles from Royston and 20 miles from Cambridge. It sits on the chalk scarp on the spring line, and its freshwater springs — one of the sources of the River Cam — form part of a biological Site of Special Scientific Interest. The village has a wealth of well-preserved architecture spanning several centuries, including St Mary's Church, dating from the 14th Century, and a museum covering the village and its history. There is a thriving community with meetings and activities most nights, three pubs, a dentist's surgery, a primary school, a pharmacy, and a variety of shops, galleries and takeaways. Ashwell is renowned for its peaceful footpath network, and has several successful sports teams from under-12s to veterans. The village has its own railway station with direct links to Cambridge and London, and the A1M and M11 are within a 20-minute drive.

Anti-Money Laundering (AML) Checks:

In line with the Money Laundering Regulations 2017, we are legally required to carry out identity and AML checks on all buyers. We charge a fee of £25 (inc. VAT) per buyer to carry out these checks, payable once an offer has been formally accepted. Payment of this fee is a condition of proceeding with the purchase.


AEG

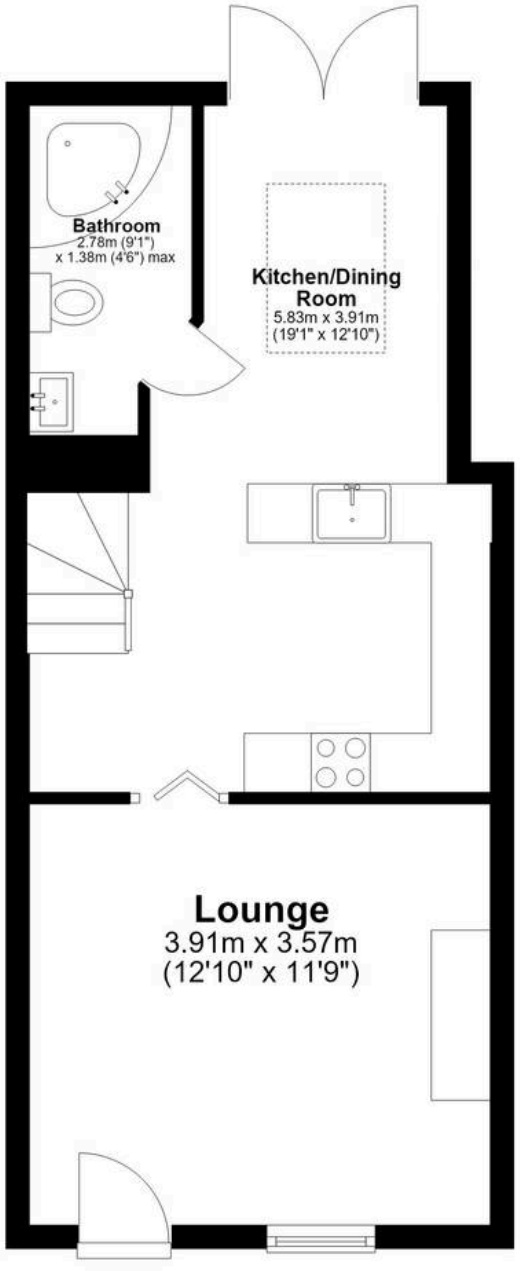






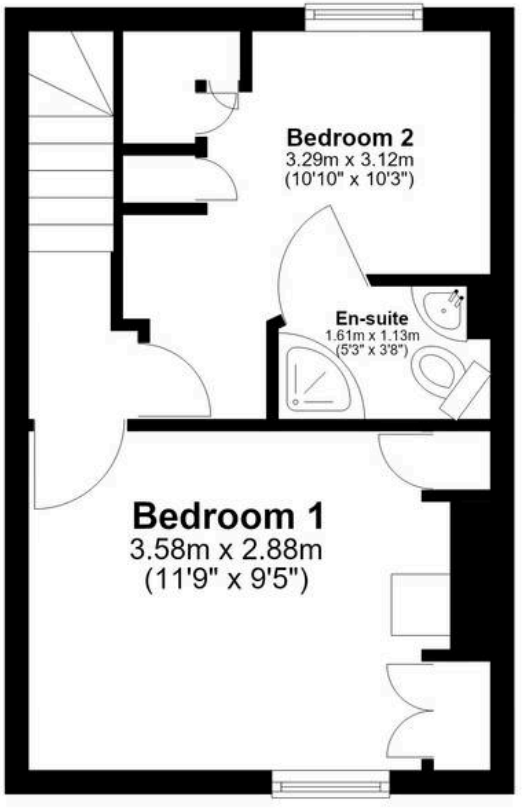
Ground Floor

Approx. 36.0 sq. metres (387.4 sq. feet)



First Floor

Approx. 24.6 sq. metres (264.9 sq. feet)



Total area: approx. 60.6 sq. metres (652.3 sq. feet)



Ensum Brown

Ensum Brown Estate Agents, 42 High Street, Royston - SG8 9AG

01763 750000

royston@ensumbrown.com

http://ensumbrown.com