



3 Bedrooms



2 Bathrooms



2 Receptions

Freehold

Council Tax Band:  
G £3,997.10 (2025/26)

Local Authority:  
North Hertfordshire District Council





Charming 18th-century thatched cottage in Pirton, backing onto a pond. Modernised 3/4 bedrooms with exposed beams, open fireplaces, and period details.

### Description

This 18th-century, Grade II listed former worker's cottage is nestled in the award-winning village of Pirton, surrounded by mature gardens and backing onto Blacksmiths Pond. The home blends contemporary updates with rich character, featuring exposed beams, original timbers, wide floorboards, and feature fireplaces under a thatched roof. The versatile layout includes an entrance space used as a dining/music room, flowing into two main reception areas. The sitting room offers garden views and an open fireplace, while the handmade open-plan kitchen/dining area boasts marble worktops and bespoke cabinetry. The ground floor also includes a utility room and modern shower room with WC. Upstairs, the principal bedroom offers vaulted ceilings, with two further rooms and a family bathroom. The landscaped gardens feature a large patio and pond views, with two detached garages with loft storage, offering development potential. A large driveway provides ample parking. This is a rare opportunity in a sought-after Hertfordshire village.

### Location

Pirton, with Saxon roots, is a village in the Chiltern Hills, 5 miles west of Hitchin. It offers easy access to the A1(M), connecting to London and northern cities, blending historic charm with modern convenience.



Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.

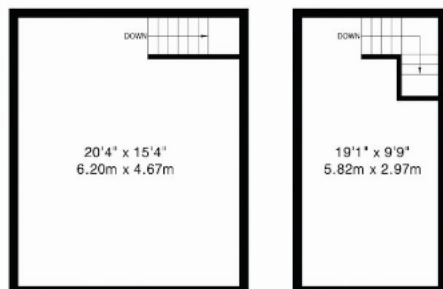




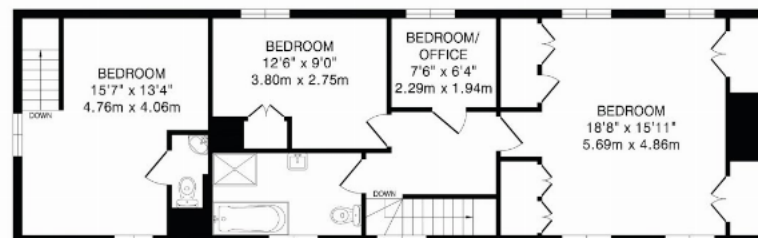




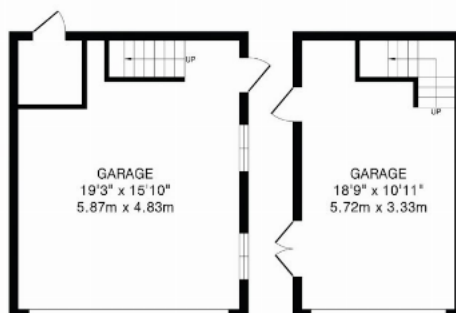




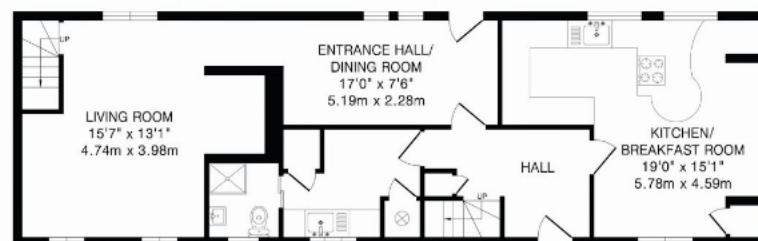
Garage First Floor  
493 sq.ft.(45.8 sq.m)approx.



First Floor  
830 sq.ft.(77.0 sq.m)approx.



Garage Ground Floor  
516 sq.ft.(47.9 sq.m)approx.



Ground Floor  
830 sq.ft.(77.0 sq.m)approx.

TOTAL FLOOR AREA: 2669 sq.ft.(247.7 sq.m)approx.  
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.