






-  3 bedrooms
-  1 bathroom
-  3 receptions
-  Private Garden
-  Off-Street Parking

Freehold

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

Local Authority:
North Hertfordshire District Council



Red Lion Cottage in Pirton, dating to the 16th century, offers charming views of the village church. It has been fully refurbished, reflecting thoughtful adaptations over the years.

Description

Lovingly maintained by the current owners for 33 years, this exception Grade II Listed family home balances historic character with tasteful modern additions. Entering through a generous hall with quarry tiles and an exposed brick fireplace, the space flows into a formal dining room with a character fireplace. An open-plan kitchen/dining area is fitted with bespoke units and benefits from underfloor heating and French doors to the rear patio. The formal sitting room offers high ceilings, double aspect windows, and a wood-burning stove, ensuring a light, airy atmosphere. A separate reception room serves as a versatile home office with an en-suite W.C., potential as a ground-floor bedroom. Upstairs, three bedrooms are served by a modern family bathroom, with the principal bedroom and bedroom three featuring fitted wardrobes. Outside, the front garden is landscaped with plants and trees, enclosed by a picket fence, and includes a block-paved driveway with electric car charging. The rear garden features mature planting, two characterful listed outbuildings, and a barn-style shelter with potential to be adapted into a home office or studio.

Location

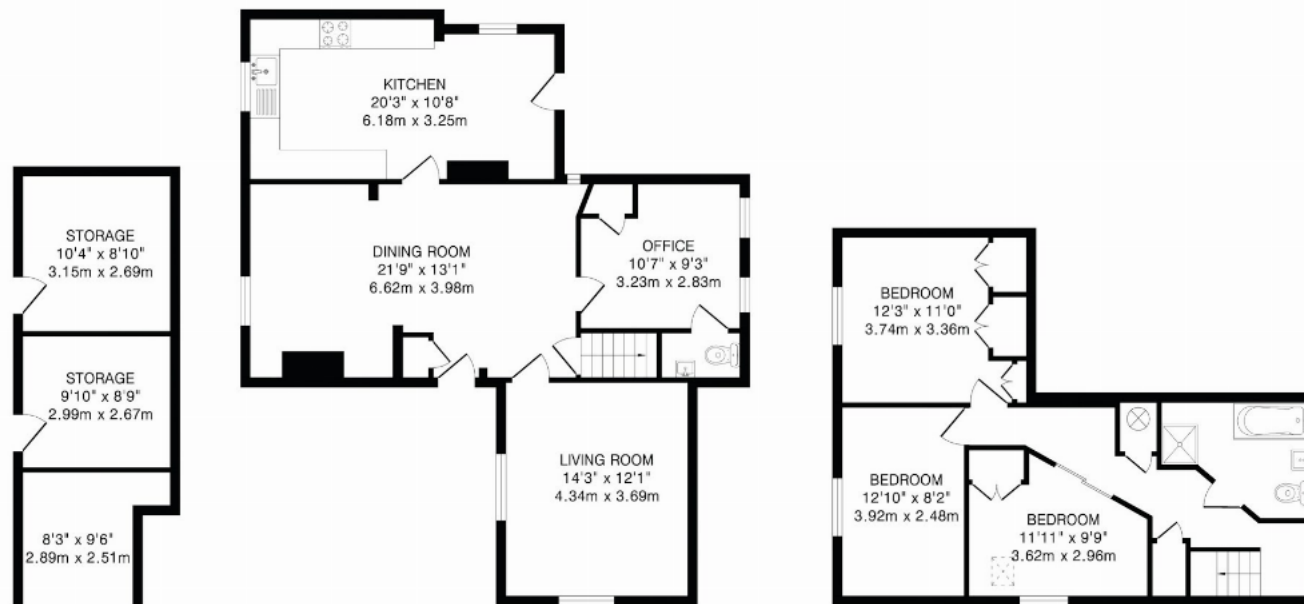
Pirton is 3 miles West of Hitchin and around 8 miles from A1(M), offering convenient links both North and South.



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.







Outbuilding
264 sq.ft.(24.5 sq.m)approx.

Ground Floor
812 sq.ft.(75.4 sq.m)approx.

First Floor
537 sq.ft.(49.8 sq.m)approx.

TOTAL FLOOR AREA: 1349 sq.ft.(125.2 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.

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