

 3 Bedrooms

 2 Bathrooms

 2 Receptions

 Private Garden

 Driveway

 EPC Band D



Freehold

Council Tax Band:  
D £2,424.34 (2026/2027)

Local Authority:  
Central Beds District Council

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New Fiddlers Hill, Harpenden, AL5 3QF  
**Guide price of £750,000**

Charming 3-bed cottage with countryside views, outbuildings, ample parking, and large private south-west facing garden.

### Description

This charming three-bedroom country cottage enjoys an enviable position, set along a private road off Luton Road, overlooking Hertfordshire countryside. The property offers character, comfort, and rural tranquillity. Thoughtfully arranged, the accommodation includes a modern fitted kitchen, two inviting reception rooms, and a practical utility room with WC. Upstairs, three well-proportioned bedrooms enjoy pleasant outlooks, served by a contemporary family bathroom. Externally, two brick-built outbuildings offer excellent storage options. The generous south-west facing private garden is perfect for enjoying sunshine and countryside views. To the front, ample parking is provided. This delightful home presents a rare opportunity to enjoy country-style living in a desirable location.

### Location

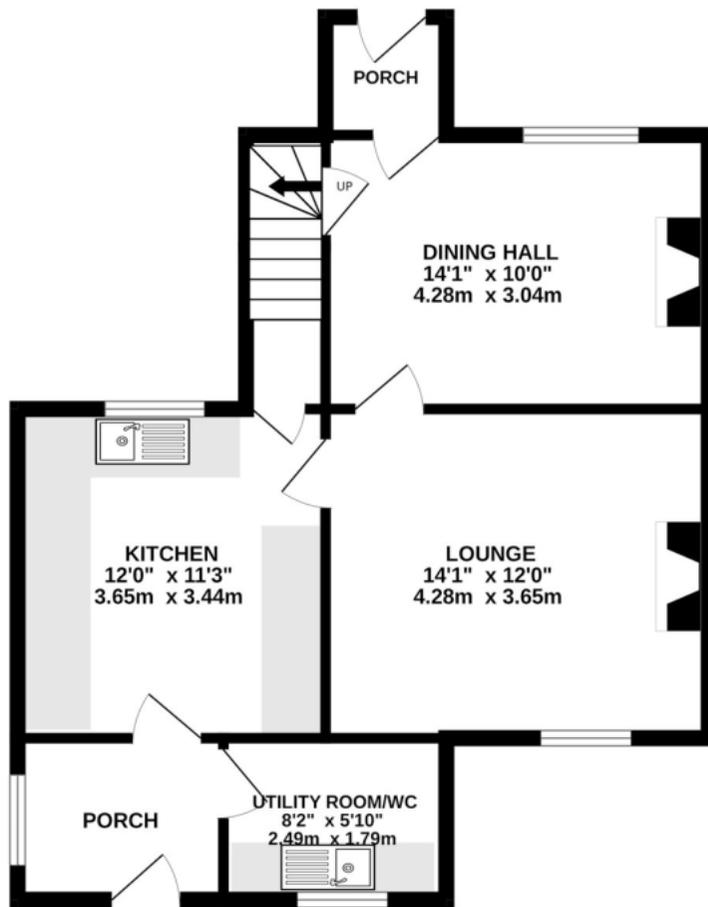
New Fiddlers Hill is a small collection of charming Victorian former farmhouse cottages, set in a picturesque and tranquil location off Luton Road, with beautiful views across the Hertfordshire countryside.



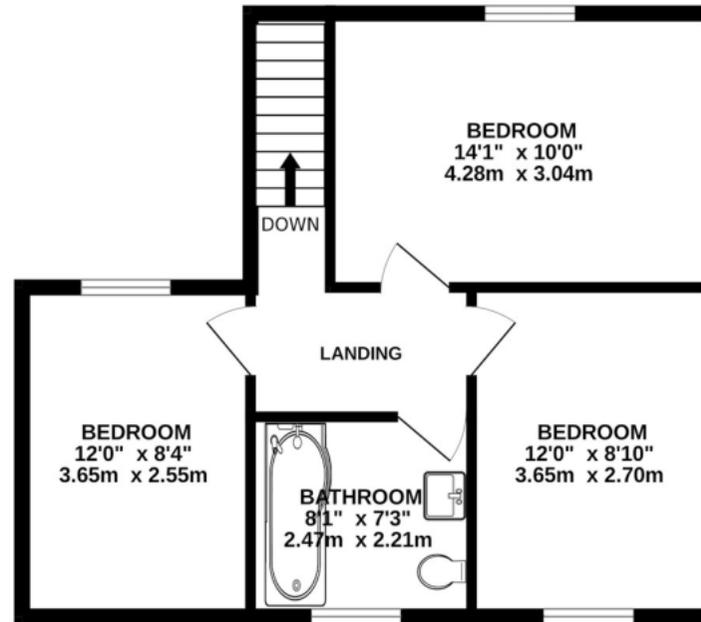
Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person)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







**GROUND FLOOR**  
570 sq.ft. (53.0 sq.m.) approx.



**1ST FLOOR**  
472 sq.ft. (43.9 sq.m.) approx.

TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.

This floorplan is for illustration purposes only. The measurements and position of each element is 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.