



Glades Properties

Sales, Lettings & Management



Mimran Viiew St Albans Road

Codicote, Hitchin, SG4 8SP

Asking price £2,800,000



It is with great excitement that Glades Properties presents this exceptional family home—an impressive property brimming with potential. This residence offers the perfect opportunity to craft a truly unique and luxurious sanctuary, a retreat from the hustle and bustle of city life. Whether you're envisioning a serene getaway or a bespoke family haven, this home invites you to realise your vision in one of the most desirable settings available.



Description

Nestled on a 1-acre plot, the possibilities are limitless. With planning permission, you could add additional structures, including a swimming pool and games room, or even create a dedicated outdoor oasis. Whether you seek a space for gardening, entertaining, or simply unwinding in peaceful seclusion, this property offers a rare blend of tranquillity and opportunity.

Prime Location with Spectacular Views

The property offers panoramic views of Hertfordshire's picturesque countryside from every window, making it an idyllic retreat just a mile from Codicote Centre. The location combines rural charm with easy access to essential amenities, making this home as practical as it is beautiful.

Impressive Entrance and Expansive Parking

On arrival you are greeted by electronically controlled gates and a sweeping driveway that leads to the grand façade of the property. The discreet parking area at the rear accommodates up to four vehicles, with ample additional space near the two double garages – perfect for larger families or hosting guests.

Main House

Step inside this stunning property through a welcoming lobby, leading to a spacious, light-filled reception room that spans the width of the house. With triple-glazed windows and bay views, you can admire the surrounding landscape from the comfort of your home. The open-plan lounge seamlessly connects to a contemporary kitchen and dining area, fitted with high-end appliances and offering double French-styled doors leading to a large patio and BBQ area – perfect for entertaining.

At the rear of the property, a separate entrance opens into the laundry room and storage area, with further access to the two double garages. A conveniently located shower room and a third bedroom complete the ground-floor layout.

First Floor

An impressive double-aspect staircase leads to the property's two wings and an external door. The main wing features two spacious double bedrooms, including an ensuite master bedroom. The second wing offers a more flexible space with one bedroom, a separate bathroom, a cosy lounge, and a large kitchen area, both of which could easily be converted back into additional bedrooms or living spaces. Each room boasts breathtaking views of the surrounding countryside.

Second Floor

Continuing the pleasant surprises, an external staircase leads you up to a small roof terrace and an exceptionally spacious, open-plan studio apartment. This private retreat includes its own kitchen, shower room with WC, and ample living space – ideal for guests, extended family, or even as a rental opportunity.

Bungalow/Guest House

To the rear of the main house, a modern two-bedroom bungalow offers comfortable and private guest accommodation. Recently renovated, it includes an open-plan living area, a fully equipped kitchen, a stylish bathroom, and two cosy bedrooms. This guest house provides a perfect sanctuary for visitors or could serve as an ideal rental property.

BBQ

The private terrace, featuring a built-in barbecue and log fire, offers the perfect space for year-round entertaining and relaxation, adding both comfort and luxury to your outdoor living experience.

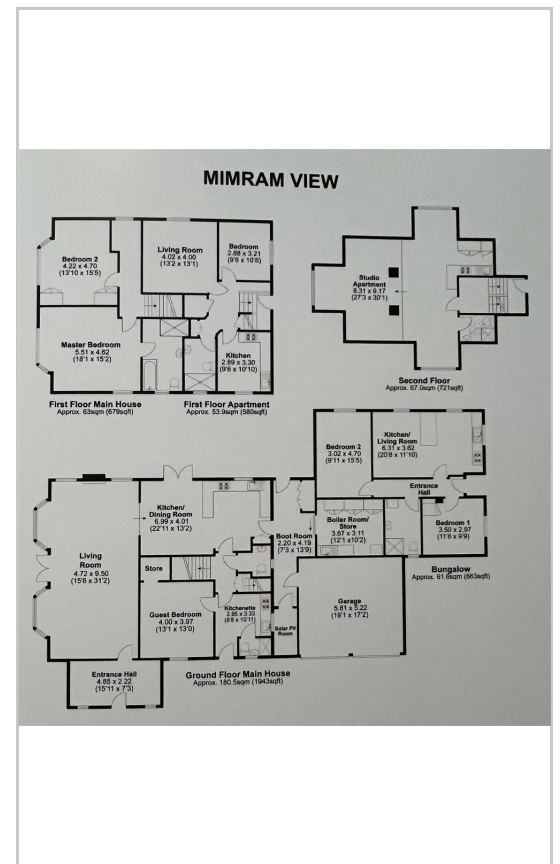
solar panels

With solar panels already installed, this home offers significant savings on energy bills by reducing reliance on grid power. This cost savings makes the home more energy-efficient and affordable to maintain.

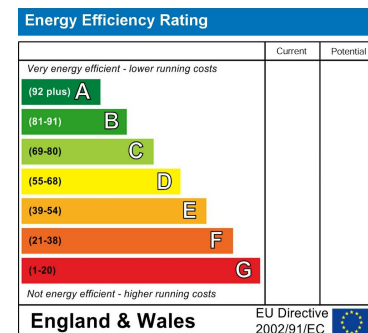
Area Map



Floor Plans



Energy Efficiency Graph



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