



**Piccotts End, Hertfordshire, HP1 3AU**  
**Asking price £780,000**

**Sears & Co**  
estate & letting agents





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Pilgrims cottage is a unique and charming Tudor property enjoying a wealth of history including Elizabethan painted murals and local legend refers to Queen Elizabeth I staying in the painted bedroom itself. A Grade I listed building that forms part of one of the Tudor Hall Houses of England, with an Oak frame and high ceilings, four reception rooms, cloakroom, a cellar, three bedrooms, dressing room and two bathrooms.

This fine home has been the subject of considerable investment and now offers high specification, contemporary living throughout that remains sympathetic to its history. Features of particular note include a Fairford pearl granite kitchen, Everhot Aga style range, German Fischer central heating system, and the first floor is accessed via two staircases.

There is a borehole that supplies the purest water from deep underground aquifers, and a water softening system adds practical benefits. A fabulous courtyard garden with a covered outdoor space and covered well is located to the rear of the property with outbuildings providing storage. At the front of Pilgrims cottage there is a grassed area and there are three parking spaces in a communal parking area.

#### **Owners comment**

"I recall falling in love with this property the minute I saw it, the history is fascinating, including a local story that has been passed

down whereby during the reformation period, a local priest is rumoured to have hidden away in the loft space with a bowl and spoon, which I am the safe keeper of and these will remain with the house. The restoration of the house was undertaken prior to me moving here and what an amazing job has been done, so although it is Grade 1 listed, you can enjoy the quality and refinement of modern living"

#### **Location**

The quaint village of Piccotts End is located just 2.8 miles from the nearest station Hemel Hempstead (Euston appx 27 minutes) and the market town of Berkhamsted lies just over 5 miles away.

Piccotts End is home to several medieval cottages, as well as Georgian and Regency villas. Adjacent to Pilgrims Cottage is the Tudor mural house that is only used for very occasional events.

A fifteen minute walk away is the old town of Hemel Hempstead with its medieval and Georgian buildings with restaurants, tea and coffee and antique shops, and is frequently featured in T.V. drama series and films.

#### **Agents note**

Please note, a separate property information document provided by the client is available upon request.

Council Band E.

#### **Buyers Information**

To comply 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 charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

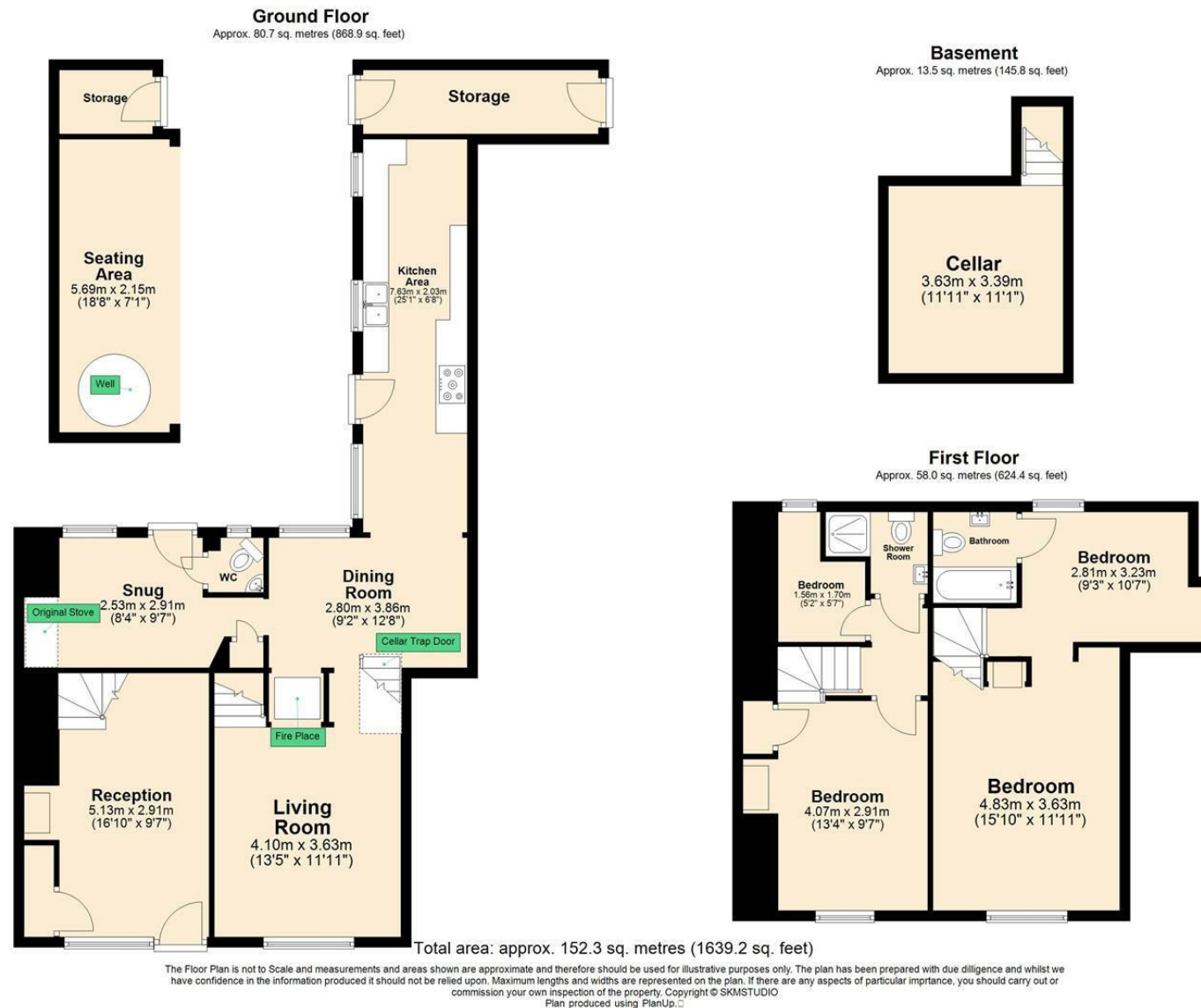












The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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