



SIMPLY HOMES

The Folly

Hertford SG14 1QD

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### Summary:

Simply Homes are delighted to bring to the market this absolutely charming two bedroom cottage situated on the extremely popular Folly Island, right in the centre of Hertford. The Island itself first appears in records as early as the 11th century with access only possible by footbridge. Over time a road bridge was added and the area became a popular residential district, with a number of houses, including this wonderful cottage, being built in the late 19th century. This super home is presented in first class decorative order throughout and is the beneficiary of careful and sympathetic renovation and modernisation which thankfully retained a host of original features which combine to imbue the whole property with a warmth and character rarely seen anywhere, but especially in the heart of a bustling county town like Hertford. This is a rare opportunity to acquire a pretty Victorian cottage with a nice rear garden within an easy walk of the centre of Hertford as well as both of its well connected mainline stations.

### Accommodation:

The neat front garden, set behind a pretty white picket fence, has a flower bed to the rear filled with attractive flowering shrubs and climbing plants, which add to the already appealing frontage with the decorative brickwork lintels over the door and windows, along with the smart shutters that are fitted to most of the windows.

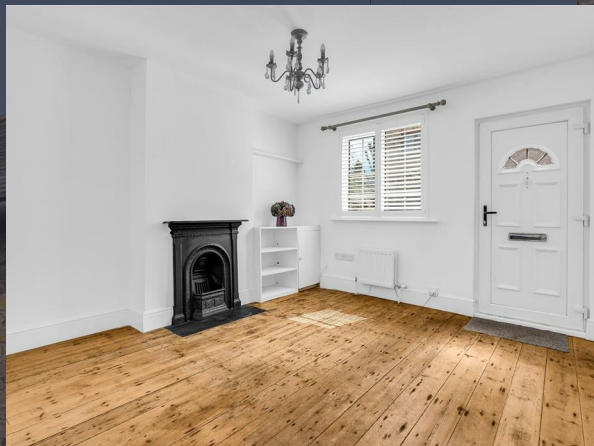
Following the common practice of the period, the front door opens into the living/dining room, which is a good size and abundantly lit by the front facing window, with a useful open plan entrance through into the kitchen also allowing the light from the window to the rear to flow unhindered throughout the ground floor. Enjoying nicely square proportions, this room is a warm and welcoming space with a fabulous stripped wooden floor and a superb cast iron fireplace, and would comfortably fit plenty of casual seating and a dining table.

The adjoining kitchen is another spacious and well configured room, that adds to the flexibility of the ground floor, in that it could accept a dining table or a breakfast bar if that suited you better, thereby freeing up the whole of the living room for sofas and chairs. There is an array of wall and floor mounted cupboards providing ample storage space and worktop area as well as incorporating a good range of integrated appliances, whilst still leaving plenty of floor space free, with a natural alcove alongside the chimney breast making a perfect spot for a free standing double-height fridge/freezer. From the rear corner of the kitchen a door opens into an inner lobby which boasts a useful built in storage cupboard and a separate door out into the garden before leading on into the perfectly placed family bathroom. The smart tiled floor extends from the kitchen, through the lobby and on into the bathroom, which features a smart white bathroom suite with a shower attachment and screen over the bath, as well as a side facing opaque window and electric extractor fan.

From the corner of the kitchen the stairs rise to the first floor landing with doors from there into each of the bedrooms. Both bedrooms are a nicely balanced shape, and are both comfortable doubles in size. The beautiful stripped floorboards are replicated from the living/dining room, with both rooms also celebrating the fabulous heritage of the house by making a focal point of the attractive fireplaces and hearths. The front bedroom also benefits from two built in cupboards, but both rooms offer ample opportunity to install fitted or free standing wardrobes.

### Exterior:

Being part of a terrace brings substantial benefits to thermal efficiency, but this house cleverly avoids the usual pitfall of rear access, as it has a separate pathway that runs along the rear of the gardens and allows direct entry through a secure rear gate, a really valuable feature. The rear garden is a good size and well laid out, with a generous paved patio surrounded by raised beds displaying a variety of bushes, shrubs and low level specimen trees. The garden is fully secure and enclosed and so is ideal for pets and children.







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