



**PRESTIGE & VILLAGE**  
UK's finest properties

3 HOO FARM COTTAGES, CODICOTE ROAD, HITCHIN, SG4 8AE



A beautifully refurbished former herdsman's cottage enjoying an elevated position with panoramic countryside views across the River Mimram valley and surrounded by breathtaking Hertfordshire countryside. Full of warmth and character, the property has been thoughtfully refurbished to combine charming period features with stylish contemporary finishes, creating a wonderfully inviting country home. Highlights include a stunning open-plan kitchen/dining room with traditional Rayburn, a cosy sitting room with log burner, beautifully established gardens and spectacular far-reaching rural views, all set within a peaceful semi-rural setting convenient for nearby villages and excellent transport connections into London.

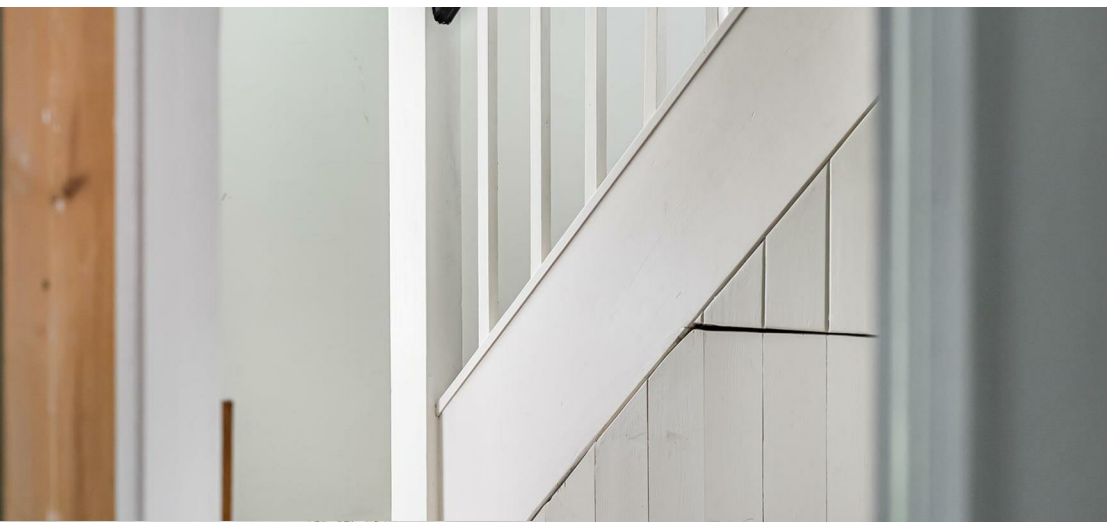
Situated along picturesque Codicote Road between the sought-after villages of Whitwell and Codicote, the property enjoys an idyllic position within the beautiful Mimram valley, surrounded by scenic countryside and walking routes. Whitwell is a charming Hertfordshire village known for its traditional country atmosphere, popular village pub and strong sense of community, whilst nearby Codicote offers a wider range of day-to-day amenities including shops, cafés and highly regarded schooling.

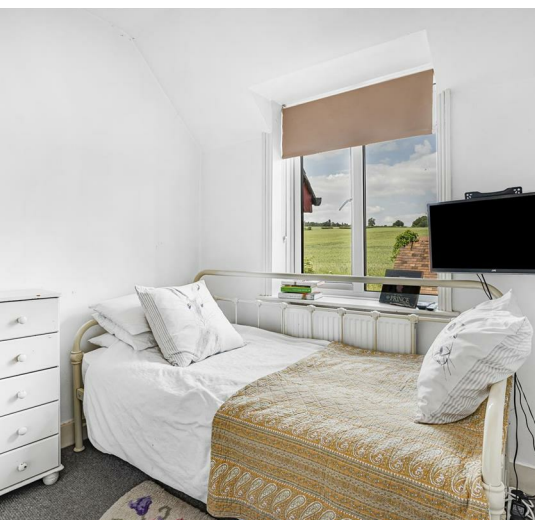




- Enchanting former herdsman's cottage enjoying spectacular panoramic countryside views
- Beautifully refurbished throughout whilst retaining a wealth of character and charm
- Elevated position overlooking the picturesque River Mimram
- Stunning open-plan kitchen/dining room featuring a traditional Rayburn cooker
- Cosy sitting room with exposed brick fireplace and multi-fuel log burner
- Three well-proportioned bedrooms with delightful rural outlooks
- Stylish country-inspired bathroom with freestanding roll-top bath
- Mature established gardens surrounded by open greenery and countryside
- Useful outbuilding with power and electricity offering excellent versatility
- Peaceful semi-rural setting within easy reach of Whitwell, Codicote and mainline stations to London







## GROUND FLOOR

### ENTRANCE HALL

A welcoming entrance hall full of character, featuring painted timber panelling, natural textures and staircase rising to the first floor. The space immediately sets the tone for the warm and inviting feel found throughout the cottage.

### LIVING ROOM

11'10" x 10'11" (3.61m x 3.34m)  
A beautifully styled and wonderfully cosy reception room centred around a cast-iron multi-fuel log burner set within an exposed brick fireplace, creating a striking focal point. Slate flooring, soft neutral décor and carefully chosen finishes combine to create a warm and relaxing atmosphere, while the rear aspect enjoys lovely natural light and views towards the surrounding greenery.

### KITCHEN / DINING ROOM

12'11" x 11'11" (3.94m x 3.63m)  
Undoubtedly the heart of the home, this charming open-plan kitchen/dining room blends rustic character with practical modern living. Featuring bespoke-style cabinetry, solid wood work surfaces, a classic butler sink and an impressive traditional Rayburn cooker, the room offers a wonderful space for both everyday family life and entertaining. Exposed brick detailing, slate flooring and countryside-inspired styling further enhance the cottage feel, while the generous dining area enjoys delightful views across the garden and surrounding countryside.

### UTILITY ROOM

7'11" x 6'5" (2.42m x 1.96m)  
A highly practical separate utility space providing additional storage and appliance areas, thoughtfully arranged with shelving and work surfaces whilst retaining the cottage's charming aesthetic. Access to the bathroom is positioned directly from this room.

### GROUND FLOOR BATHROOM

Beautifully presented in a timeless

country-house style, the bathroom features a freestanding roll-top bath with traditional fittings, heritage-inspired sanitary ware, metro tiling and soft pastel tones. Natural light and carefully selected finishes create a calm and elegant space full of warmth and character.

## FIRST FLOOR

### BEDROOM ONE

15'7" x 10'11" (4.75m x 3.33m)  
A generous principal bedroom enjoying excellent proportions and natural light, with ample space for wardrobes and additional furniture.

### BEDROOM TWO

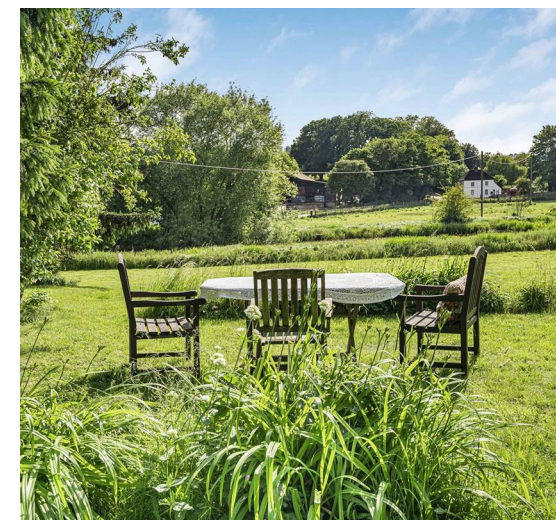
13'1" x 10'4" (3.99m x 3.16m)  
A well-proportioned double bedroom overlooking the front of the property.

### BEDROOM THREE

8'1" x 7'11" (2.46m x 2.41m)  
A versatile third bedroom, ideal as a child's room, nursery, dressing room or home office.

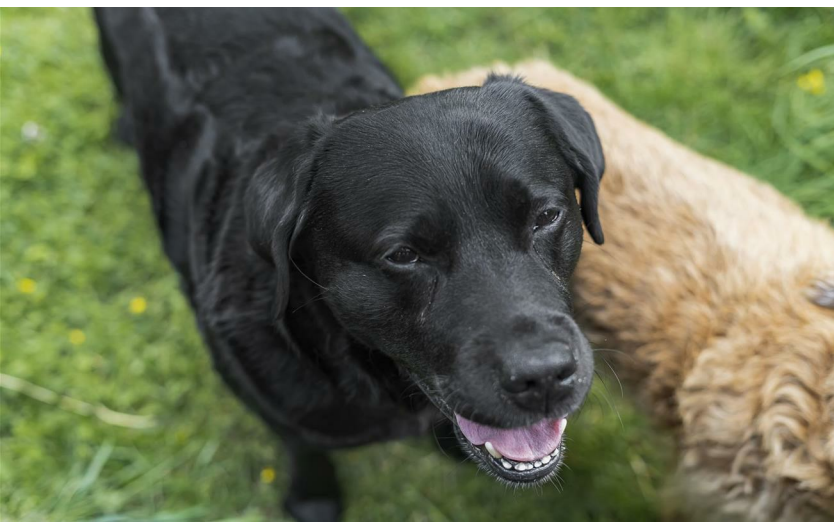
## GARDENS & OUTSIDE

The cottage enjoys beautifully established gardens filled with mature planting, shrubs and trees, creating a wonderfully private and tranquil setting. The elevated position provides breathtaking panoramic views across the River Mimram and rolling Hertfordshire countryside beyond. A shared driveway provides access to ample parking, while a useful outbuilding with power and electricity offers excellent versatility for storage, workshop use or potential home office space, subject to any necessary consents.





The area is particularly popular with buyers seeking countryside living whilst remaining conveniently connected to London. Nearby Hitchin, Harpenden and Welwyn Garden City offer excellent shopping, restaurants and leisure facilities, whilst mainline stations at Knebworth, Welwyn North, Stevenage and Harpenden provide fast rail services into London King's Cross and St Pancras International.



### North Hertfordshire Band C

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Why energy efficient - lower running costs	Current	Target	Why environmentally friendly - lower CO <sub>2</sub> emissions
91-100 A			91-100 A
81-90 B			81-90 B
71-80 C			71-80 C
61-70 D			61-70 D
51-60 E			51-60 E
41-50 F	44	68	41-50 F
1-40 G			1-40 G

Not energy efficient - higher running costs  
EU Directive 2002/91/EC  
England & Wales

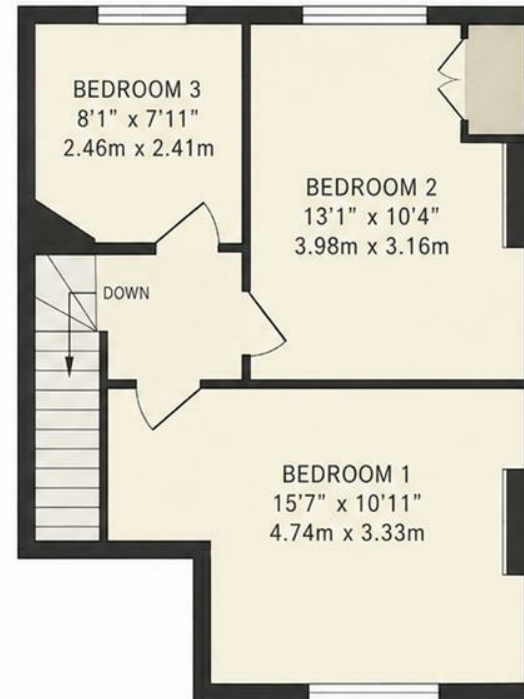
Not environmentally friendly - higher CO<sub>2</sub> emissions  
EU Directive 2002/91/EC  
England & Wales

# 3 HOO FARM COTTAGES, CODICOTE ROAD, HITCHIN, SG4 8AE

Approximate Gross Internal Area  
869 sq.ft. (80.5 sq.m.)



**GROUND FLOOR**  
454 sq.ft. (42.0 sq.m.) approx.



**FIRST FLOOR**  
415 sq.ft. (38.5 sq.m.) approx.



**TOTAL FLOOR AREA: 869 sq.ft. (80.5 sq.m.) approx.**

This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,  
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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