



Lodge Farm Cottage, The Street
SG9 0LJ



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Lodge Farm Cottage

The Street | Furneux Pelham | SG9 0LJ

Guide Price £575,000

- A delightful two-bedroom period property
- Beautifully renovated and presented by the current owner
- Open plan kitchen/ breakfast room
- Two double bedrooms
- First floor bathroom
- Wonderful gardens to the front and rear
- Off road parking and garage
- Desirable village location
- Council Tax Band: D

The Property

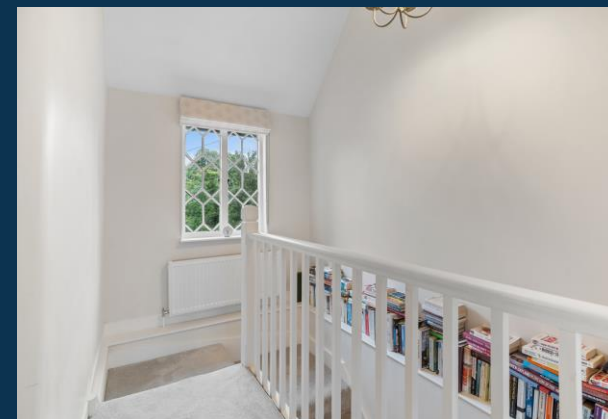
A charming and distinctive Grade II Listed, semi-detached cottage sitting in an elevated position within an idyllic setting in the heart of this highly regarded village. The property benefits from many period features, off road parking, garage and attractive gardens.

The Setting

Furneux Pelham is a popular and pretty East Hertfordshire village that is well placed midway between the neighbouring towns of Bishop's Stortford, Ware, and Buntingford. The village has a thriving community with the well-known Brewery Tap pub/restaurant, St Mary's Church and the highly rated village primary school all taking centre stage within easy walking distance. There are plenty of excellent footpaths and bridleways for walking and exercise and a well-known riding school is within easy reach for those with equestrian needs. For the commuter, Stansted Airport is around 30 minutes away by car and access into London or Cambridge is straightforward with both the A10 and M11 close by and excellent train links via Bishop's Stortford and Ware.

The Accommodation

In detail the property comprises an entrance hallway with stairs rising to the first floor and opening into the principal living room. Combining a sitting and dining area arranged in a broad L-shape with bay window to front aspect and an array of built in storage. An adjoining dual aspect conservatory creates a superb morning/breakfast room with door leading onto the rear garden. Alongside this is the recently fitted kitchen with a matching range of eye and base level units with wooden work surfaces. Appliances include a modern, electric Aga, integrated dishwasher and space for fridge/freezer. A ground floor cloakroom sits off to one side.





The first-floor landing benefits from natural light and provides access to two bedrooms and bathroom. A generous principal bedroom benefits from a range of built-in wardrobes and window overlooking the garden. Bedroom two is a double room with window to front aspect. A recently refitted bathroom benefits from a panelled bath, separate shower enclosure, W.C, vanity wash hand basin and heated towel rail.

Outside

The property sits back from the road behind a lawned front garden with a path to the front door. The rear garden is laid predominantly to lawn with a paved patio adjoining the rear of the property creating a wonderful area for al fresco dining and outdoor entertaining. In addition is a barn-style garage with a remote-controlled electric up-and-over door with power and light connected. It is currently utilised as a gym with modern matting and loft storage space above.

Services

Mains electric, water and drainage are connected. Oil fired central heating. Superfast broadband is available and mobile signal is likely.



Tenure – Freehold

Property Type – Semi - detached

Property Construction – Lower storey brickwork, upper storey and roof decorative tile hanging.

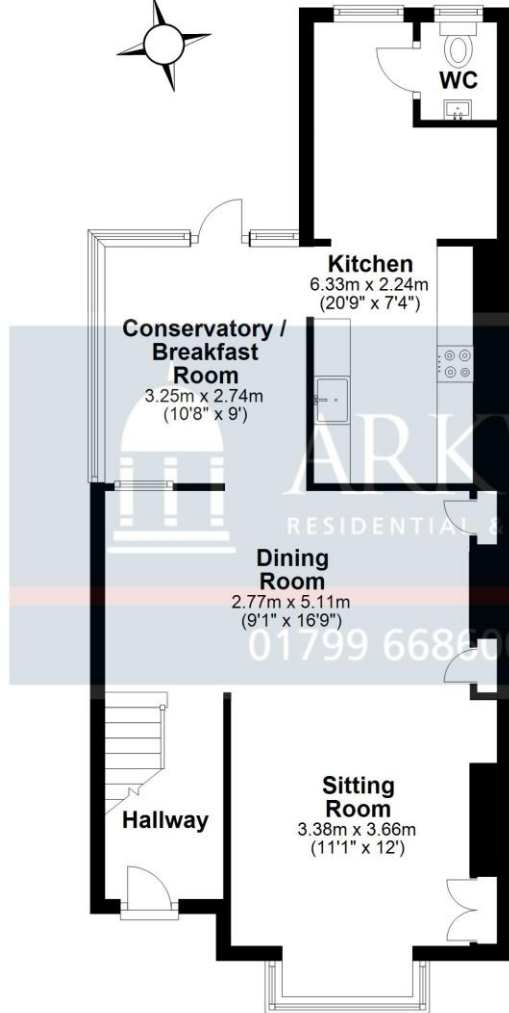
Local Authority – East Hertfordshire District Council

Council Tax - D



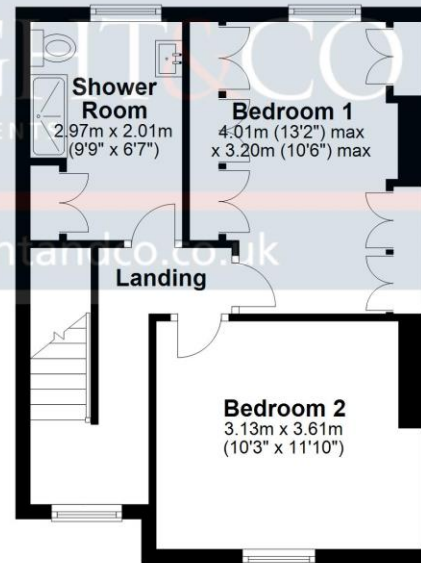
Ground Floor

Approx. 58.1 sq. metres (625.8 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



Total area: approx. 95.6 sq. metres (1029.4 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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