

# Jonathan Hunt

ESTATE AGENCY

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## Walnut Tree House Acorn Street, Hunsdon, Hertfordshire, SG12 8PG

**Offers In Excess Of £900,000**

GRADE 2 LISTED EQUESTRIAN HOUSE WITH STABLES, MANEGE & LAND APPROACHING 5 ACRES...  
£900,000 is for the house only, extra land and stables available via separate negotiation. Believed to be of late 17th Century origins with Victorian additions, this impressive period Grade II Listed residence offers five bedroom accommodation and is set in beautiful grounds with equestrian facilities including stables, paddocks and ménage, in all approaching five acres.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



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ENTRANCE HALL 15'7" x 12'6" (4.76 x 3.82)

SITTING ROOM 16'9" x 14'11" (5.11 x 4.57)

DINING ROOM 16'11" x 10'11" (5.16 x 3.33)

STUDY 11'6" x 9'10" (3.51 x 3.02)

DOWNSTAIRS WC

KITCHEN/DINING ROOM 24'0" x 17'3" (7.32 x 5.26)

UTILITY ROOM 9'9" x 4'5" (2.98 x 1.37)

MASTER BEDROOM 23'5" x 12'0" (7.16 x 3.66)

EN-SUITE SHOWER ROOM

DRESSING ROOM 8'0" x 4'4" (2.45 x 1.33)

BEDROOM 2 26'0" x 13'5" (7.93 x 4.11)


BEDROOM 3 10'11" x 10'8" (3.35 x 3.26)


BEDROOM 4 10'0" x 8'11" (3.05 x 2.74)

BEDROOM 5 8'7" x 7'10" (2.62 x 2.41)

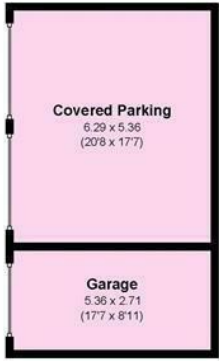
COUNCIL TAX BAND - G



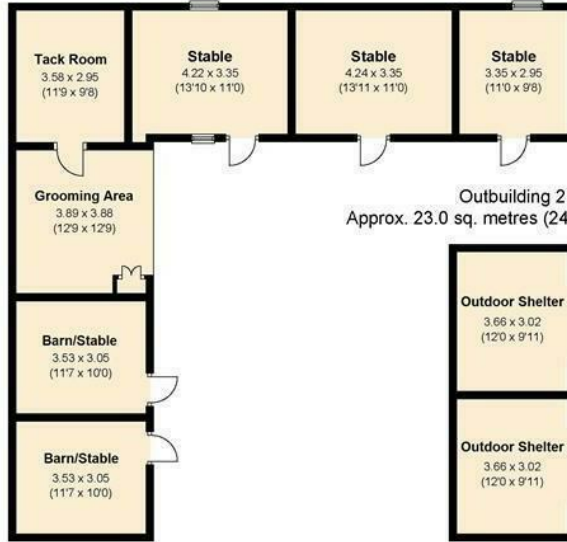
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Garage  
Approx. 49.0 sq. metres (527.43 sq. feet)



Outbuilding 1  
Approx. 93.0 sq. metres (1001.04 sq. feet)



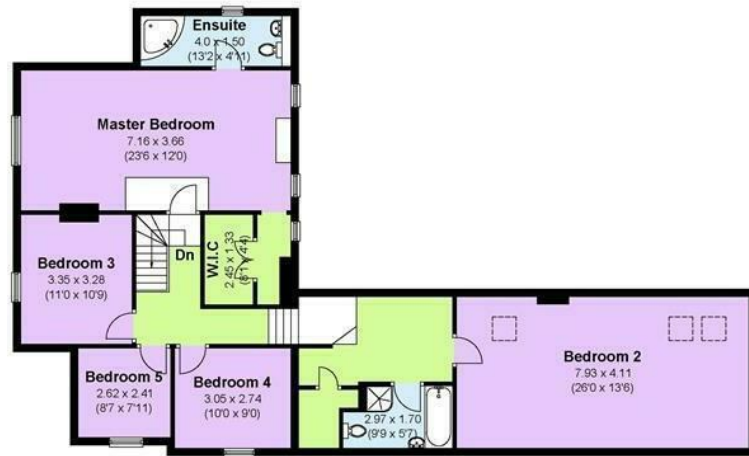
Outbuilding 2  
Approx. 23.0 sq. metres (247.57 sq. feet)



Ground Floor  
Approx. 128.0 sq. metres (1377.78 sq. feet)



First Floor  
Approx. 131.0 sq. metres (1410.08 sq. feet)



Total area: approx. 424.0 sq. metres (4563.90 sq. feet) Including Garage/Outbuilding