



**Oliver
Minton**
Sales & Lettings

**Hermitage Cottage ,
Wareside, Near Ware
Hertfordshire SG12 7QY
Price Guide £695,000**

Hermitage Cottage is a beautiful Grade II Listed period home that dates back in parts to the 17th century and retains much of its original architectural features and charm.

Located in the small village of Wareside and surrounded by some of East Hertfordshire's most beautiful countryside, the property is just 3 miles drive from the market town of Ware, offering all day-to-day amenities, schooling for all ages and a main-line station serving London Liverpool Street.





The Property

Originally three cottages, it was converted into a single dwelling many years ago however, rather quirkily, retains two staircases. Despite its age, this home has a timelessness to its style and is a comfortable and charming place to live. Period features abound and include exposed timber beams, vaulted ceilings and latch doors throughout.

Entrance to the property is informally to the rear of the cottage, where you are greeted by an attractive lobby area with original brick floor. To the left of this you are welcomed into the beautiful triple aspect sitting room, complete with a large inglenook fireplace, attractive wood burner and lovely herringbone wood floors.

From here, the first staircase rises to the first floor, leading to the principal bedroom which has open studwork and is open plan to the en-suite bathroom with a deep, stand alone roll-top bath, vanity wash hand basin and w.c.

Back downstairs and to the right of the lobby area, is the dining room which has plenty of space for formal dining and a second inglenook fireplace. Still a lovely feature, this one is currently not in use, however could be opened up again if required. Herringbone pattern wood flooring also features in this room and the second staircase can be found here, tucked away and hidden behind a door.

The farmhouse style kitchen is fitted with a range of bespoke cabinetry and dresser style built-in units with marble work surfaces and uprisers. There are inset twin enamel sinks. An exposed warm brick arch perfectly frames the space for the range style cooker. There are further spaces for appliances. Step down to a delightful breakfast area, with corner bench seating, tiled flooring and a lovely view over the garden. A great space to sit and have your morning coffee.



The current owners use the next room as a study/office, however this would just as easily serve as a lovely snug or a 4th bedroom, given that the ground floor shower room is just adjacent

The shower room has a large fully tiled walk-in shower with corner seating. The attractive vanity wash hand basin sits on a table with counter-top and there is also a low level w.c. There is full complementary tiling, a radiator and a frosted window. A returning door opens to the dining room.

From the second staircase, accessed from the dining room, a landing leads to two further, good size first floor bedrooms, making four bedrooms in all.

Exterior

The well-groomed cottage stands proudly as part of the village street scene, behind a low brick wall and easily maintained front garden.

The gardens extend predominantly to the rear with the plot measuring just under .25 of an acre. Mainly laid to lawn, interspersed with mature planting and seating areas, there is also a timber summer house with light and power connected, together with two timber garden sheds.

To the far rear of the garden and with access from the rear, there is a private driveway and a detached garage. This has annexe potential, subject to the usual planning consents.

Planning has already been granted for an alternative vehicular access and parking for two cars if so required. (Plans available)

Agents Note:

Gas central heating features throughout. (Worcester combination gas fired boiler)

As in many period homes, there is restricted headroom, mainly to the upper floors.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>

Accommodation

Sitting Room 5.66m x 3.48m (18'6" x 11'5")

Dining Room 3.42m x 3.39m (11'2" x 11'1")

Kitchen Breakfast Room 6.97m x 2.25m (22'10" x 7'4")

Study/Bedroom Four 3.63m x 2.66 (11'10" x 8'8")

Ground Floor Shower Room

Principal Bedroom 3.61m x 2.77 (11'10" x 9'1")

En-Suite Bathroom 3.32m x 2.05m (10'10" x 6'8")

Bedroom Two 3.84m x 3.64m (12'7" x 11'11")

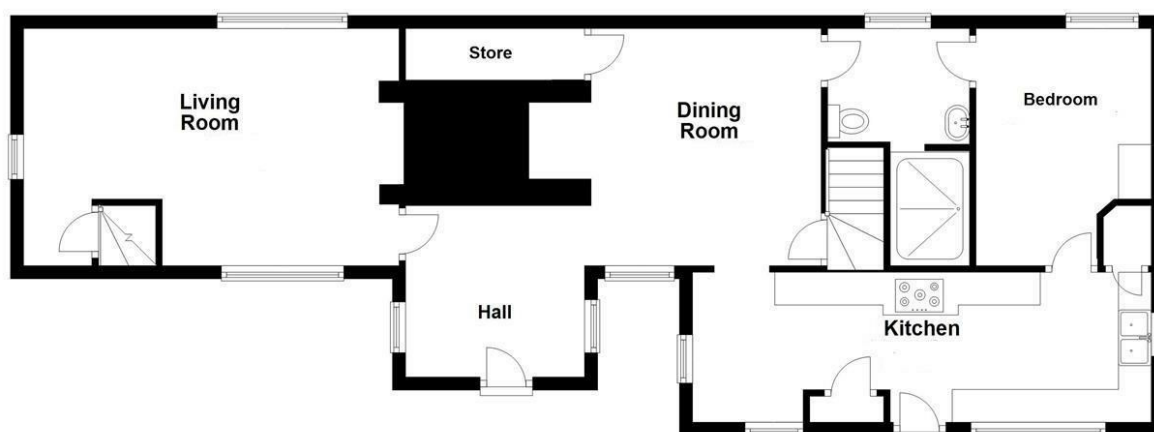
Bedroom Three 3.81m x 2.74m (12'5" x 8'11")

MORTGAGE ADVICE

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Ground Floor

Approx. 85.2 sq. metres (917.4 sq. feet)



First Floor

Approx. 62.5 sq. metres (672.8 sq. feet)



Total area: approx. 147.7 sq. metres (1590.2 sq. feet)

Hermitage Cottage

Tenure: Freehold

Council Tax Band: F

Viewing Arrangements:

Strictly by appointment

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