



**Oliver  
Minton**  
*Sales & Lettings*

**The Old Mission Hall Munden Road,  
Dane End**

**Hertfordshire SG12 0LH**

**Price Guide £489,950**

**CHAIN FREE:** This Grade II Listed property forms an integral part of the picturesque Dane End village scene. Formerly ancillary buildings to the village Chapel, dating back to the early 18th century and now three dwellings, this part of the building was purchased in 1885 for use as a Mission Hall, then first converted into a residential dwelling in 1952.

The cottage retains much charm and character including exposed timbers and cross beams, wood latch doors and a large brick fireplace in the living room, however also boasts modern attributes such as the recently installed energy efficient air source heat pump, providing domestic hot water and heating to radiators.

The accommodation in brief comprises: Door opening to open plan entrance area, living/dining room with door opening to the garden and a kitchen. Upstairs, the quirky nature of a character building becomes apparent, with each of the three bedrooms having their own low-rise staircase leading off the main landing, with the family bathroom completing this floor.

The pretty rear garden is partly walled and is designed for ease of maintenance.

Dane End is a small village just to the North of Ware, an easily commutable rural village with great transport links to London and Cambridge. The village is well supported with post office, shop, The Boot pub, primary school and church and sits amongst some of East Hertfordshire's most beautiful countryside. Nearby train links from Ware (Liverpool Street 40 mins approx) Watton-at-Stone, or Stevenage to London, Kings Cross in 33mins.



### Accommodation

Front door opening to:

#### Open Plan Reception Hall

With stairs rising to first floor. Radiator. Window to front.

#### Living/Dining Room 8.41m x 2.84m >1.78m (27'7" x 9'4" >5'10" )

The main focal point of the room is the large brick built fireplace with a raised hearth housing an attractive 'Arrowfires' multi-fuel burner (currently not in use, however easily reinstated) Three windows span the rear aspect. Two radiators. Door to:

#### Kitchen 2.62m x 2.77m (8'7" x 9'1")

Plus a large recess with ample space for a tall fridge/freezer. Fitted with a range of wall and base cupboards with wood block work surfaces over. Tiled splash-backs. Butler style sink with mixer tap. Space and plumbing for washing machine and dishwasher. Space for cooker. Door to a large larder/storage cupboard. Window to front.



### First Floor

Split level landing with steps up to the three bedrooms and family bathroom. Exposed timber cross beams highlighting the character of the cottage.

### Bedroom 2.92m x 2.59 (9'6" x 8'5")

Window to rear overlooking the garden. Radiator. Interesting high level oriel port-hole window. Open plan to:

### Dressing Room Area 2.02m x 1.54 (6'7" x 5'0")

With fitted wardrobe cupboards to one wall. Window to front.

### Bedroom 2.86m x 2.43m (9'4" x 7'11")

Window to rear. Radiator.

### Bedroom 2.56m x 2.23m (8'4" x 7'3")

Two windows to rear. Radiator. Airing cupboard housing 'Grant' hot water cylinder.

### Bathroom

White suite: Wood panel enclosed bath with mixer tap and hand held attachment. Wall mounted over-bath shower. Low level w.c. Pedestal wash hand basin. Exposed wood floor boards Radiator. window to front.



### Rear Garden

fully enclosed garden, designed for ease of maintenance, with gated access to side. To the immediate rear of the cottage there is a paved seating area, with the remainder laid to decorative gravel areas. There is a cherry blossom tree which blossoms in April and May. A large timber garden store is to remain.

### Agents Note

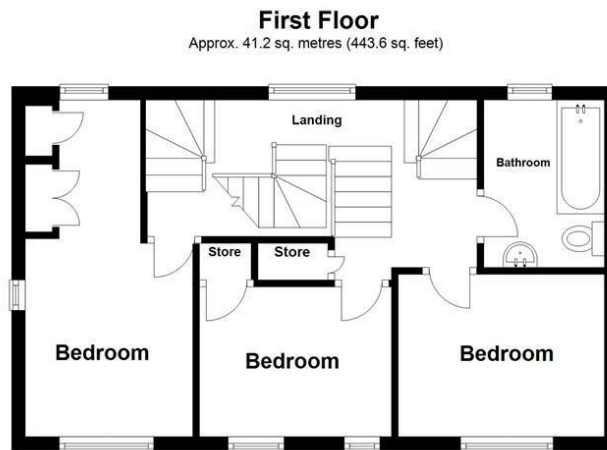
The property is a timber framed Grade II Listed building. The immediate neighbour has a right of way to the rear, used for re-fuelling of their oil tank.



### Services

Mains services connected: mains water, sewerage, electric. Recently installed 'Grant Aeron' air to water high efficiency heat pump. Thermostatically controlled. Provides heating to radiators and domestic hot water. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>





Total area: approx. 80.3 sq. metres (864.9 sq. feet)  
**The Old Mission Hall**

#### **MORTGAGE ADVICE**

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

**Tenure:** Freehold

**Council Tax Band:** D

**Viewing Arrangements:**

Strictly by appointment

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