



**Oliver
Minton**
Sales & Lettings

**West Barn, Nine Ashes Acorn Street,
Hunsdon**

Hertfordshire SG12 8PL

Price Guide £1,500,000

**** SIMPLY STUNNING CONVERSION WITH APPROXIMATELY 5,795 sq. ft. OF HIGHLY VERSATILE ACCOMMODATION THAT CAN ONLY BE FULLY APPRECIATED ONCE OVER THE THRESHOLD ****

Nestled in idyllic English countryside, this outstanding Grade II listed conversion of a former agricultural building offers a beautiful modern family home, offering superb living and entertaining space throughout.

Although impressive in nature, it gives very little away from the outside, but the sense of volume within has been retained and the combination of old and new was brought together through careful planning.

The living space was built to impressive double-height proportions, spanning approximately 5,795 sq ft. The layout provides the homeowner with many choices as to how to utilise the accommodation, with the option of three-five reception rooms, five-seven bedrooms and five bathrooms including en-suite facilities with an option of a two storey, two bedroom annexe if required.





The Property

Set just on the fringes of this highly sought after East Hertfordshire village, the private drive onto the Nine Ashes development serves just nine properties, all of which are conversions of former agricultural buildings, providing a select, maintained and serviced community.

When you arrive at West Barn, you are greeted and drawn in through the brick pillars and electronically operated gates onto the gravelled forecourt that provides parking for numerous vehicles. Giving very little away from the outside, but offering a true sense of countryside living, this 'gem' of a property awaits. The wonderful 16th century character can only be fully appreciated once over the threshold.



Retaining its majestic Grade II listed status, it was tastefully converted to the highest of standards from a galleried cow barn in the 1980's. Exposed oak timbers are a feature in most rooms, together with solid wood latch doors throughout. The current owners have made sympathetic and stylish upgrades over the years resulting in a superb combination of the traditional, juxtaposed with all the conveniences associated with modern day living.

Commanding an impressive 5,795 (approx.) square feet of accommodation, what is clearly evident when walking around this very comfortable and versatile family residence is the amount of flexibility created in the layout of the rooms, offering the ability for multi-generational living, guest accommodation, a splendid games/entertainment space or perhaps housing for a live-in au-pair.

Upon entering through the wide front door, you are greeted by the main reception hall with a staircase up to the first floor. Doors open to a generous ground floor double bedroom with en-suite facilities, the guest cloakroom/w.c. and the bar/entertainment room, which has a separate staircase up to two generous bedrooms that share a bathroom. This accommodation would make an ideal two-bedroom annexe if so required.

Back downstairs, an inner hall gives access to another ground floor double bedroom with an en-suite shower room.

A turning staircase takes you up to the galleried library area, a wonderful and comfortable spot to relax and read a book and without doubt, the best spot in the house to view the craftsmanship and timber framed vaulted ceiling of the main reception room.





Double doors then take you through to the real heart of this home. The breath-taking great hall reception room measuring in excess of 1600 sq. ft. boasting a double height 27ft vaulted ceiling with the impressive character provided by the exposed timber framework of the property, including clearly visible internal arched braces and hanging knees. The main focal point is the full height substantial brick fireplace which houses an attractive wood burner. Dual aspect windows run both sides of the room, allowing for plenty of natural light. An open plan dining area sits under the galleried study which is accessed via a separate staircase.



The accommodation has an easy flow to it from here, with the snug/t.v room giving access to the rear hall, where you can find a door opening to one of the gardens. An open square arch leads to the kitchen which is well fitted with a range of hand painted cabinets and granite work surfaces. A matching breakfast bar with over hanging illuminated pelmet comfortably seats three or four people for informal eating. A separate utility room sits adjacent.



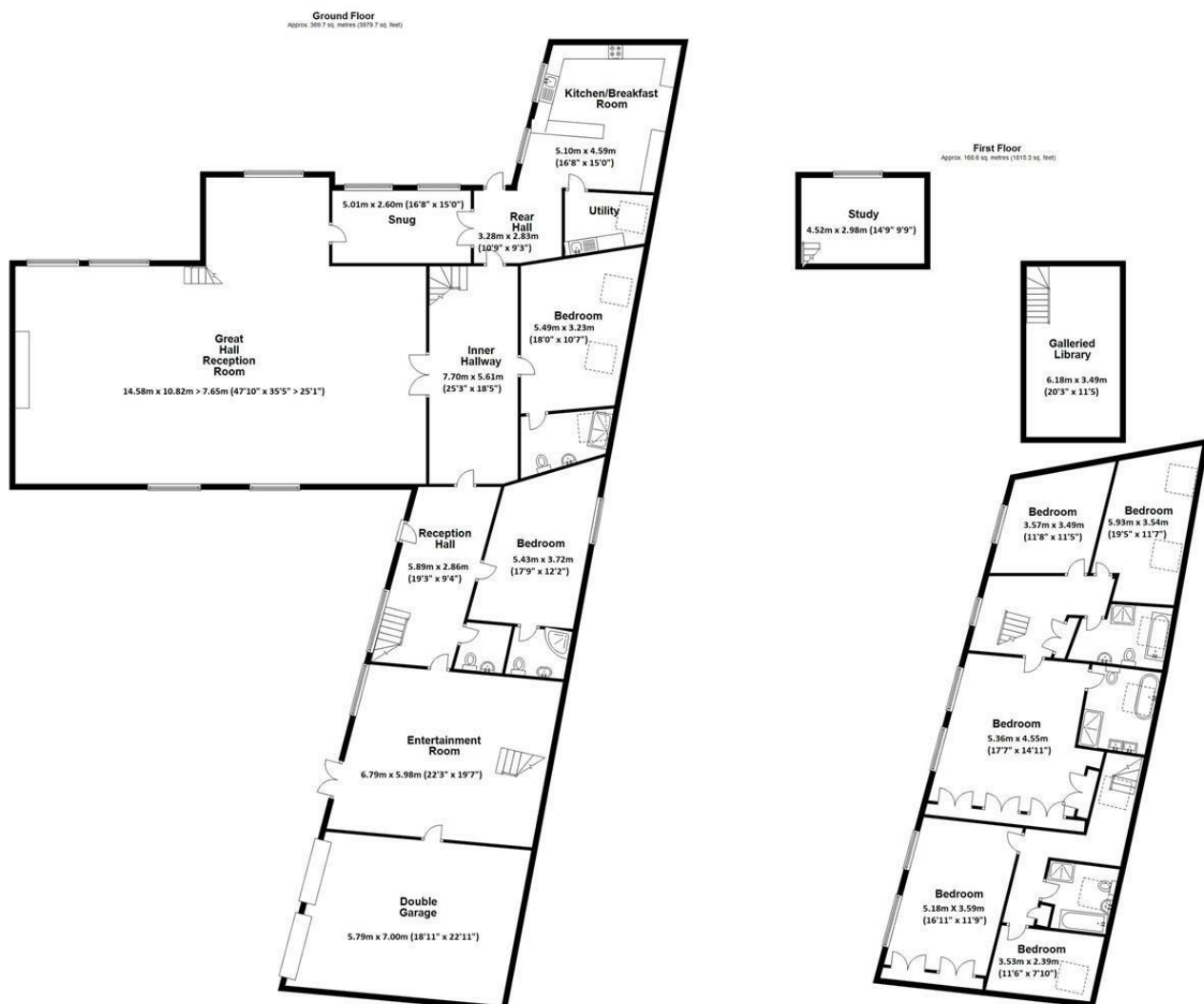
The staircase from the main reception hall leads you up to three further generous bedrooms and a family bathroom, with the principle bedroom benefitting from a sumptuous luxury en-suite bathroom.

Outside there are two distinctive private garden areas. The rear walled garden has been landscaped for ease of maintenance and interspersed with a variety of planting. A flagstone patio provides a delightful area to sit and dine or alternatively a large pergola with cover provides shade in the summer months. The second gated garden sits to the side of the property and gives total seclusion by the way of high natural planting. Laid predominantly to lawn, the owners have recently erected a smart hand-crafted Tiki bar, ideal for entertaining or throwing that special party.









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Tenure: Freehold

Council Tax Band: H

Viewing Arrangements:

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14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

01920 412600

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