



**Oliver  
Minton**  
*Village & Rural Homes*



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Minton**  
*Sales & Lettings*

**Twyford Lodge, Pig Lane,  
Bishop's Stortford**

**Herts CM22 7PA**

**Price Guide £1,250,000**

Situated within Bishop's Stortford's Green Belt and benefitting from a real 'rural retreat feel', yet within one mile of the town centre and mainline railway station, a truly rare opportunity to purchase an individual 5 bedroom period home with gardens and delightful parkland extending to 3.29 ACRES. In need of general refurbishment now, the existing house accommodation extends to 2788 sq ft and outside, there is an integral garage adjacent to the arched driveway opening and there is tremendous scope for the building of further garages and outbuildings, subject to the relevant permissions.



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### **SIDE ENTRANCE LOBBY**

Via entrance door under archway. Ceramic tiled floor. Door to walk-in storage/airing cupboard housing hot water cylinder and wall-mounted 'Worcester' gas fired boiler. Door to Dining Room. Door to:

### **UTILITY ROOM 2.24m x 1.83m (7'4 x 6'0)**

Ceramic tiled floor. Wall and base units, works surfaces and sink unit. Plumbing for washing machine and space for tumble dryer. Radiator.

### **DINING ROOM 4.85m x 4.75m (15'11 x 15'7)**

High ceiling. uPVC double glazed French doors to Conservatory. 2 radiators. Doorway opening to Inner Hall. Archway opening to Kitchen.

### **KITCHEN 4.88m x 3.66m (16'0 x 12'0)**

Dual aspect uPVC double glazed windows to rear and uPVC double glazed window and French doors to Conservatory. High ceiling. Fitted wall, base and drawer units and work surfaces incorporating sink unit. Recess for range cooker. Space for large fridge/freezer. Plumbing for washing machine.







**DOUBLE GLAZED CONSERVATORY  
6.25m x 3.81m (20'6 x 12'6)**

uPVC double glazed construction with brick base. 2 sets of upVC double glazed French doors to rear garden. Power and light connected.

**INNER HALL**

Radiator. uPVC double glazed windows and double doors to Conservatory. Rear access door.

**CLOAKROOM**

Contemporary suite with WC and wash hand basin with tiled surround. Heated towel rail.

**STUDY/BEDROOM 3.51m x 2.49m (11'6 x 8'2)**

'Velux' style skylight window. Radiator. Door from inner hall. Parquet floor.



**LOUNGE 6.65m x 4.83m (21'10 x 15'10)**

Dual aspect uPVC double glazed windows to front and rear with 2 sets of French doors to rear garden. Radiator. Door to:

**REAR HALLWAY 3.61m x 1.96m main area  
(11'10 x 6'5 main area)**

Radiator. Double glazed window to front. Staircase to first floor and doors off to:

**BEDROOM 4.14m x 3.66m (13'7 x 12'0)**

2 uPVC double glazed windows to rear. Radiator.



**BEDROOM SUITE**

**DRESSING AREA 4.14m x 3.66m including chimney breast  
(13'7 x 12'0 including chimney breast)**

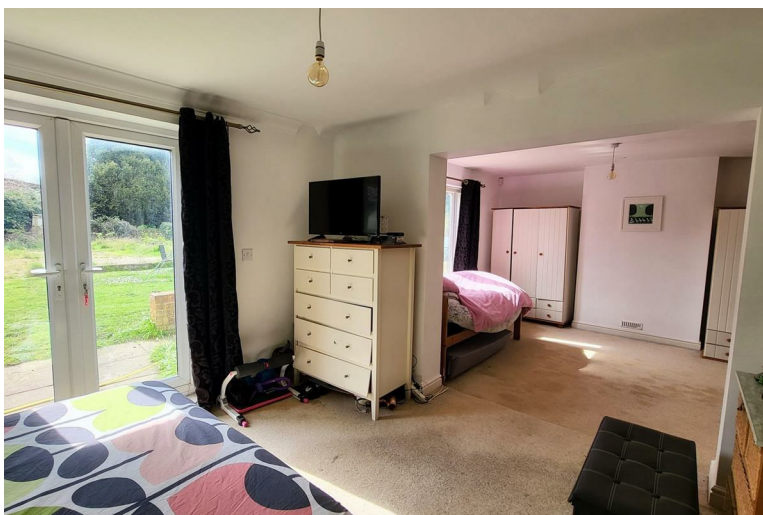
uPVC double glazed window to rear. Radiator. Arched opening to:

**BEDROOM AREA 3.78m max x 3.40m  
(12'5 max x 11'2)**

uPVC double glazed French doors to rear garden. Door to:

**EN-SUITE BATHROOM 2.69m x 2.46m  
(8'10 x 8'1)**

White suite comprising spa bath with hand shower attachment, WC and wash hand basin. Glazed corner shower cubicle. uPVC double glazed obscure window. Extractor fan.



**FIRST FLOOR LANDING**

3 uPVC double glazed windows to front. Door to recessed linen cupboard.

**BEDROOM 3.61m x 3.05m + alcoves  
(11'10 x 10'0 + alcoves)**

uPVC double glazed window to rear. Radiator. Door to:



### EN-SUITE SHOWER ROOM

Glazed shower cubicle, white WC and pedestal hand basin. uPVC double glazed obscure window. Heated towel rail.

### BEDROOM 4.14m x 3.66m (13'7 x 12'0)

uPVC double glazed window to rear. Radiator.

### BEDROOM 3.73m x 3.45m (12'3 x 11'4)

uPVC double glazed window to rear. Radiator.

### FAMILY BATHROOM 2.57m x 2.31m (8'5 x 7'7)

Large 'spa' bath, WC and wash hand basin. Dual aspect obscure uPVC double glazed windows. Heated towel rail. Extractor fan.



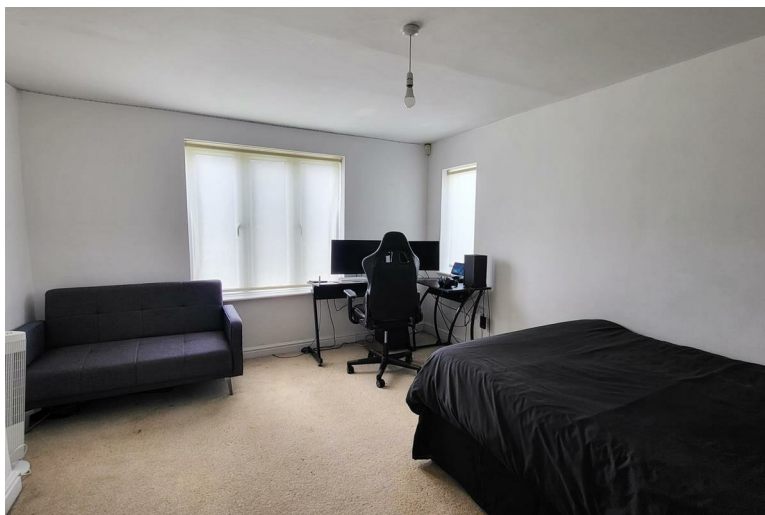
### OUTSIDE - 3.29 acre plot

### GARAGE

Integral single garage to the far side of the arched driveway entrance.

### EXTENSIVE PARKING AND POTENTIAL FOR OUTBUILDINGS

There is extensive parking facilities for numerous vehicles and undoubted scope to build further garaging and outbuildings. There is a further gated driveway access point to the opposite end of the building to where the entrance archway is. The the side boundary there are a number of old brick storage outbuildings.



### REAR GARDEN

Immediately to the rear of the house is the more formal garden area and shingle driveway parking areas. Picket fencing and a 5-bar gate then lead to the parkland acreage.

### PARKLAND ACREAGE

A fantastic parkland area with mature trees and grassland.

### AGENTS NOTE

All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators.



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





## 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

GROUND FLOOR  
2106 sq.ft. (195.7 sq.m.) approx.



1ST FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 2788 sq.ft. (259.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Tenure:** Freehold

**Council Tax Band:** G

**Viewing Arrangements:**

Strictly by appointment

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**01920 822999**

**Email:** puckeridge@oliverminton.com

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**Energy Efficiency Rating**

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>91</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>65</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<br>2002/91/EC |           |

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

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