



**Oliver
Minton**
Sales & Lettings

**'Heath Gables' Bell Lane
Nuthampstead, Royston**

Herts, SG8 8ND

Offers In The Region Of £1,065,000

Oliver Minton Village & Rural Homes are delighted to offer this CHAIN FREE individual character home on a superb plot of just under half an acre, in a wonderful semi-rural location surrounded by farmland, just half a mile from the Woodman Inn public house. Nuthampstead is a small village mid-way between Buntingford and Royston, to the east of Barkway village and its nearby Golf Club.

Built in the early 1960's, the property's interior styling is characterised by the oak flooring and solid oak wall panelling that was reclaimed from a disused London convent. The spacious and well presented, predominantly ground floor accommodation, has great flexibility of use, including an annexe section option.





HALLWAY 4.80m x 1.91m (15'9 x 6'3)

Lovely character part glazed front door. Oak panelled walls. Antique style radiator. Solid oak boarded floor.

KITCHEN / BREAKFAST ROOM 4.37m x 3.78m including airing cupboard (14'4 x 12'5 including airing cupboard)

An attractive bespoke fitted kitchen with concealed lighting over granite work surfaces incorporating an enamel double bowl sink and integrated 'Sharp' electric induction hob with 'Imperial' extractor canopy above. Built-in 'Gaggenau' electric oven. Shaped wooden peninsular breakfast bar with integrated 'Imperial' microwave oven below. Range of fitted wall, base and drawer units. Plumbing for dishwasher. Space for fridge/freezer. Leaded light windows to rear. 'Amtico' flooring. Multi-pane doors from hall and to Dining Room. Floor level built-in 'Dimplex' electric convector. Floor-standing 'Potterton Kingsfisher II' gas fired boiler. Glazed door to:





UTILITY / BOOT ROOM 2.08m x 2.08m (6'10 x 6'10)

Part glazed rear entrance door. Double glazed leaded light windows. Ceramic tiled floor. Fitted water softener. Plumbing for washing machine. Space for fridge and tumble dryer.

DINING ROOM 4.01m x 2.69m (13'2 x 8'10)

Oak panelled walls and floor. 2 antique style radiators. Leaded light French doors to rear garden. Multi-pane double doors to Drawing Room.



DRAWING ROOM 6.20m x 4.98m (20'4 x 16'4)

Dual aspect leaded light windows to front. Oak flooring and oak panelled walls. Open fireplace. 2 antique style radiators. Multi-pane double doors to Annex Hallway. Solid oak door to main hallway.

INNER HALLWAY

Oak floor and wall panelling. Access hatch to loft.

BEDROOM 3.96m x 3.81m (13'0 x 12'6)

Dual aspect leaded light windows to front and side. Oak flooring. Antique style radiator. Door to built-in storage cupboard.



BEDROOM 3.84m x 3.00m (12'7 x 9'10)

Leaded light windows to front. Oak floor. Door to built-in wardrobe cupboard. Antique style radiator.

LOUNGE SNUG / BEDROOM 3.96m x 3.76m (13'0 x 12'4)

Dual aspect leaded light window to side and leaded light French doors to rear garden. Oak floor and wall panelling. 2 antique style radiators.

SPACIOUS FAMILY BATHROOM 2.72m x 2.67m (8'11 x 8'9)

White suite with bath, 'Savoy' pedestal hand basin, WC and large glazed corner shower cubicle. Chrome heated towel rail with antique style radiator. Obscure leaded light window. Further radiator. Tongue and groove wood panelled ceiling.





ANNEX HALLWAY 3.81m x 1.80m (12'6 x 5'11)

Arched feature window to front. (Potential to create separate access door for annex). Staircase to first floor. Part glazed door to Rear Lobby. Door to:

ANNEX LIVING ROOM 5.28m x 3.84m (17'4 x 12'7)

Dual aspect windows to front and side. Radiator.

REAR LOBBY

Glazed door to Shower Room and doorway to Principal Bedroom.

PRINCIPAL BEDROOM 5.44m x 3.84m (17'10 x 12'7)

Double glazed leaded light windows and double glazed leaded light French doors to rear garden. Further double glazed leaded light window to side. Radiator.

SHOWER ROOM 2.90m x 1.68m (9'6 x 5'6)

Modern suite comprising large glazed shower cubicle, white WC and wash hand basin with storage drawers below. Obscure double glazed window. Heated towel rail with antique style radiator. Mirrored medicine cabinet.

FIRST FLOOR LANDING

Door to small bathroom and door to:

DOUBLE BEDROOM 4.88m at floor level x 4.57m (16'0 at floor level x 15'0)

A triple aspect room with sloping roof eaves. Double glazed leaded light windows to front and rear and semi-circular shaped feature window to side. Recessed under eaves storage cupboards.

BATHROOM

White suite comprising wash hand basin, WC and small bath. Extractor fan. Wall-mounted 'Dimplex' convector heater.

OUTSIDE

The property is superbly appointed on a secluded plot of approximately 0.44 acres.

FRONT GARDEN

Secluded front garden, mainly laid to lawn.

DELIGHTFUL REAR GARDEN

Enjoying total privacy and backing onto farmland, laid mainly to lawn with patio areas, mature trees, flower and shrub beds and borders. Outside water taps. Detached brick built garden store.



ANNEX SECTION PHOTOS



Ground Floor
Approx. 188.4 sq. metres (2066.7 sq. feet)



First Floor
Approx. 36.2 sq. metres (390.7 sq. feet)



Total area: approx. 224.6 sq. metres (2457.4 sq. feet)
Health Cabins



DRIVEWAY

Shingle driveway providing parking for numerous vehicles.

DETACHED CART LODGE & DETACHED DOUBLE GARAGE

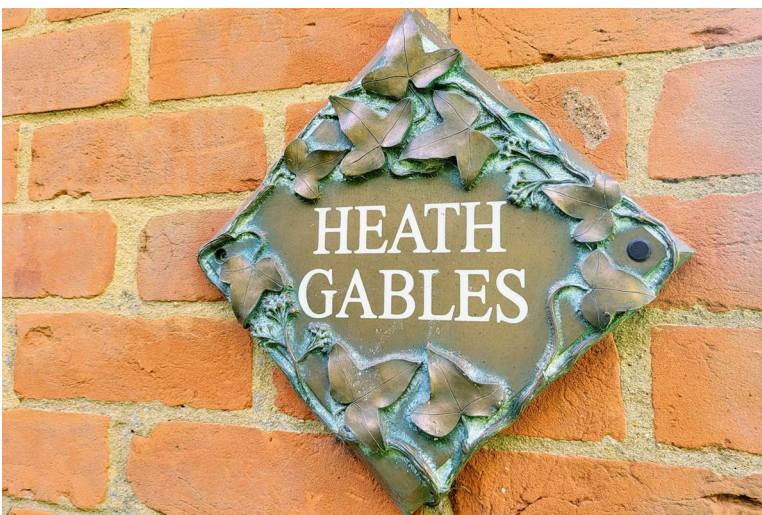
Detached Cart Lodge : 23'8 x 16'8 - With power and light connected. Eaves storage space. Detached Double Garage - Double doors to front. Personal access door. Power and light.

FURTHER GARDEN SECTION

AGENTS NOTES

SERVICES - Heating is by LPG gas, with gas boiler and radiators. Mains water and electricity. Private septic tank drainage.

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



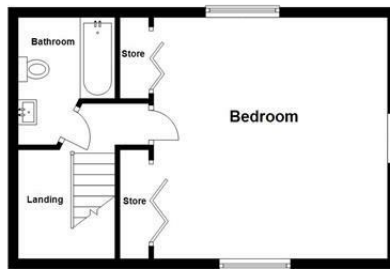
MORTGAGE ADVICE

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

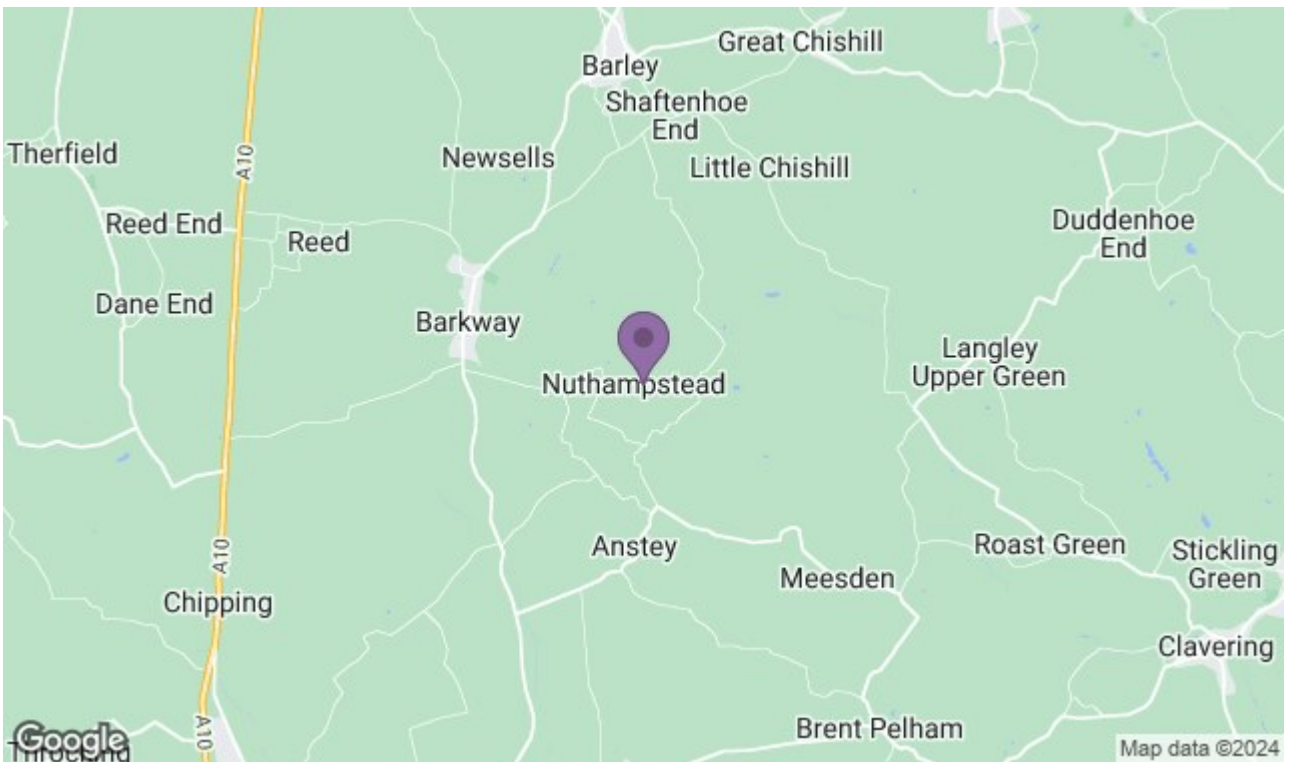
Ground Floor
Approx. 186.4 sq. metres (2006.7 sq. feet)



First Floor
Approx. 36.2 sq. metres (389.7 sq. feet)



Total area: approx. 222.6 sq. metres (2396.4 sq. feet)
Heath Gables





Tenure: Freehold

Council Tax Band: G

Viewing Arrangements:

Strictly by appointment


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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E	32	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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