



"The Bird in Hand"

GUIDE PRICE - £1,250,000 Freehold

26 & 26a Green End
Braughing
Hertfordshire
SG11 2PG



Oliver
Minton
Sales & Lettings

The Bird in Hand, Braughing



DEVELOPMENT OPPORTUNITY and/or FAMILY MULTIPLE HOME OPTIONS - Oliver Minton Village & Rural Homes are delighted to offer this superb individual property with multiple options and planning permission granted to create 3 homes within the curtilage of the lovely deep 0.43 acre plot. The former 'Bird In Hand' public house now forms a Grade II Listed attached period home, the already converted former stable block is now the detached 'Coach House' and planning permission has been granted to create a third property on the site of the detached double garage building. There is ample parking for all properties, with a gated driveway and a delightful lawned garden extending to the rear. The property is being sold with NO UPPER CHAIN INVOLVEMENT.



**Oliver
Minton**
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'The Bird in Hand', 26 Green End, Braughing



'The Coach House', 26a Green End, Braughing

**Detached Double Garage with planning permission
to replace with Separate Dwelling**





BACKGROUND HISTORY

26 Green End is situated in the Braughing Conservation Area and is a Grade II Listed building, dating back to the C17 or earlier. It has its origins as a Public House called "The Bird in Hand" but was converted to a two bedroom property later. It is joined together with No. 24 Green End which was part of the hostelry but now a separate dwelling. The property had stables alongside the main building which have been converted into a separate dwelling and further down the driveway there is a two-car garage believed to have been built in the 1930s.

MAIN HOUSE FRONT ENTRANCE PORCH

Inner door to:

SITTING ROOM

24'3 x 15'5 (7.39m x 4.70m)

A dual aspect room windows to front and rear many exposed beams. Superb brick fireplace with wood burning stove. Wood flooring. 3 radiators. Staircase to first floor with under stairs storage cupboard. Small glazed door to rear patio. Door to Kitchen, Door to Dining Room.

DINING ROOM

15'5 x 11'3 (4.70m x 3.43m)

Dual aspect windows to side and rear. Radiator. Attractive brick fireplace recess. Wood flooring. Exposed beams.



L-SHAPED KITCHEN / BREAKFAST ROOM

15'9 max x 9'7 + 9'8 x 5'8 breakfast area (4.80m max x 2.92m + 2.95m x 1.73m breakfast area)

Ceramic tiled floor throughout. Double glazed window to side. Excellent range of fitted wall, base and drawer units. Wooden work surfaces incorporating 'Butler' sink. Large free-standing "Leisure Cuisinemaster" electric range cooker with extractor hood above. Integrated "Neff" dishwasher. Glass-fronted display cabinets. Exposed beams. Inset ceiling lights. Opening to:

OPEN-PLAN LOUNGE AREA

15'5 reducing to 14'0 x 12'0 (4.70m reducing to 4.27m x 3.66m)

Double glazed French doors to rear garden. Triple aspect double glazed windows. Radiator. High vaulted ceiling with 4 'Velux' skylight windows.

Door to side driveway. Door to:

CLOAKROOM

5'8 x 5'4 (1.73m x 1.63m)

Fitted wall and base units. Cupboard housing wall-mounted 'Worcester' gas fired boiler. Ceramic tiled floor. White WC and counter top sink.

Frosted window.

FIRST FLOOR LANDING

Window to rear. Exposed beams. Access hatch to loft.



BEDROOM ONE

16'0 x 12'2 including wardrobes (4.88m x 3.71m including wardrobes)

Dual aspect windows to front and side. Mirror-fronted sliding doors to fitted double wardrobes. Attractive brick fireplace. Alcove with built in wardrobe cupboard. Exposed beams.

EN-SUITE BATHROOM

9'9 max x 9'6 (2.97m max x 2.90m)

Suite comprising white spa bath with shower above and curved glazed shower screen, WC and wash hand basin. Ceramic tiled floor. Heated towel rail. Inset ceiling lights. Radiator. Exposed beams. Window to front.

BEDROOM TWO

12'6 x 9'5 (3.81m x 2.87m)

Window to front. Radiator. Exposed beams. Further window to rear. Doorway to recessed STUDY /DRESSING area. Door to:

EN-SUITE SHOWER ROOM

White WC and pedestal hand basin. Glazed shower cubicle. Double glazed window to rear. Fully tiled walls. Ceramic tiled floor. Radiator.

MAIN HOUSE REAR GARDEN

Large paved patio area with detached Summer House.

The Coach House, 26a Green End

LAUNDRY ROOM

14'4 x 8'0 (4.37m x 2.44m)

External window and stable door. Ceramic tiled floor. Access hatch to loft. Fitted wall, base and drawer units. Work surfaces. Further window. Exposed beams. Plumbing for washing machine, space for tumble dryer and freezer. Door and steps down to:

BEDROOM 3

14'0 x 10'3 including cupboard (4.27m x 3.12m including cupboard)

2 windows to front and window to rear. Wood laminate floor. Exposed beams. Wall-mounted electric storage heater. Door to built in storage cupboard. Door to:

INNER HALLWAY

Wood laminate floor. Exposed beams. 2 windows to front. Staircase to first floor.

BATHROOM

7'3 x 6'6 (2.21m x 1.98m)

Modern white suite comprising bath with shower attachment and glazed shower screen, WC and pedestal hand basin. Heated towel rail. Frosted window. Ceramic tiled walls and floor. Recessed storage cupboard.

KITCHEN

14'6 x 5'9 (4.42m x 1.75m)

Dual aspect windows to front and rear. Ceramic tiled floor in kitchen area. Fitted wall, base and drawer units with work surfaces incorporating sink unit. Built-in electric oven and induction hob with extractor unit above. Plumbing for washing machine and space for fridge. Multi-pane door to:





LOUNGE

13'10 x 13'6 (4.22m x 4.11m)

Dual aspect windows to front and rear. Wall-mounted electric storage heater. Wood laminate floor. Multi-pane double doors to:

CONSERVATORY

13'6 x 7'8 (4.11m x 2.34m)

Wood laminate floor. Power and light. Double glazed double doors and windows.

FIRST FLOOR LANDING

14'3 x 7'8 (4.34m x 2.34m)

Exposed beams. 'Velux' style skylight window. Doors to bedrooms.

BEDROOM ONE

15'4 x 12'0 at floor level (4.67m x 3.66m at floor level)

Sloping roof eaves with exposed beams. Wood laminate floor. Window to rear. Eaves storage cupboards.

BEDROOM TWO

14'10 x 12'0 at floor level (4.52m x 3.66m at floor level)

'Velux' style window to front. Wood laminate floor. Sloping roof eaves and exposed beams. Eaves storage cupboards.

ADJOINING HOME OFFICE

13'9 x 6'10 (4.19m x 2.08m)

2 windows. Part glazed stable door. Exposed beams. Ceramic tiled floor.



COACH HOUSE GARDEN PATIO

Paved patio area and lawn. Picket fence.

COACH HOUSE PARKING AREA

Blocked paved parking area for one car.

DETACHED DOUBLE GARAGE

Power and light connected. Lean-to workshop.

PLANNING PERMISSION

Planning permission has been granted as follows:

Removal of auxiliary buildings. Change of use of garage to 1 residential dwelling and insertion of first-floor accommodation, with single-storey extension, first floor dormer to the South Elevation, new ground floor windows and elevational alterations. Creation of 2 off street car parking spaces. PLANS ARE AVAILABLE FOR INSPECTION.

SUPERB REAR GARDEN and overall PLOT of 0.43 acres

Beyond the garage and driveway the land slopes away to a delightful large garden, laid to lawn and interspersed with trees and shrubs.

AGENTS NOTE

Mains drainage, water and electricity to main house and Coach House.

Mains gas to main house and electric heating only currently to Coach

House. Broadband & mobile phone coverage can be checked at

<https://checker.ofcom.org.uk/>

PLANNING PERMISSION TO EXTEND MAIN HOUSE - Planning

permission was granted on 10/11/2021 for : "Demolition of single-storey rear extension and detached outbuilding. Construction of two-storey rear extension. Creation of 2 off-street car parking spaces" - Plans are available for inspection.

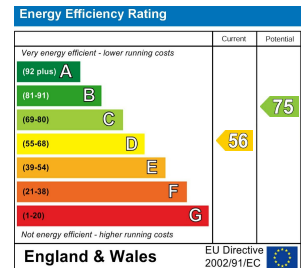


GROUND FLOOR
1060 sq.ft. (98.5 sq.m.) approx.



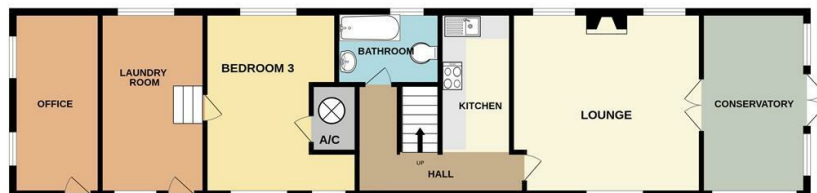
MAIN HOUSE

1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



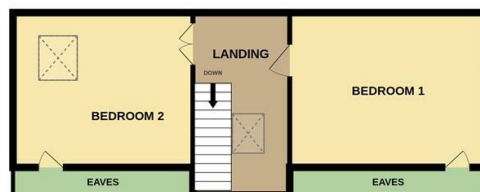
TOTAL FLOOR AREA: 1647 sq.ft. (153.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



The Coach House

1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 1378 sq.ft. (128.0 sq.m.) approx.
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