



**Oliver
Minton**
Sales & Lettings

**Stable Cottage, Patient End,
Furneux Pelham**

Herts SG9 0JN

Offers In The Region Of £525,000

Oliver Minton Village & Rural Homes are delighted to offer For Sale this superb CHAIN FREE single storey stable conversion offering spacious, characterful ground accommodation within this peaceful semi-rural complex of conversions. In a lovely setting between Braughing and Furneux Pelham, surrounded by attractive countryside, 'Stable Cottage' has its own adjoining garden, allocated parking for 2 cars plus plentiful further visitor parking. Features include high beamed vaulted ceilings and accommodation comprising: spacious reception hall, 18'5 x 11'0 kitchen/breakfast room, utility room, huge 23'0 x 18'6 dual aspect living room, 2 bedrooms, en-suite shower room and family bathroom. There is 'Calor' gas fired central heating to radiators, a private sewerage system and residents management company.





**SPACIOUS HALLWAY 3.78m x 2.06m
main area (12'5 x 6'9 main area)**

Front door with vertical panel uPVC double glazed side window. Vaulted ceiling with exposed beams. Exposed feature brick wall. High level recessed storage cupboard. Radiator. Ceramic tiled floor. Doors to Bedrooms 1 & 2, Kitchen & Bathroom.

KITCHEN/BREAKFAST ROOM 5.61m x 3.35m (18'5 x 11'0)

Double glazed window to front. High vaulted ceiling with exposed beams. Double glazed window to front. Ceramic tiled floor. Fitted wall, base and drawer units with wood work surfaces incorporating 'Butler' sink. Built-in electric halogen hob with electric oven below and extractor unit above. Integrated fridge/freezer. Plumbing for dishwasher. Cupboard housing wall-mounted 'Glow-Worm Ultracom' gas fired boiler (Calor gas supply). Vertical panel radiator. Door to Living Room. Doorway opening to:





UTILITY ROOM 2.67m x 1.75m (8'9 x 5'9)

Fitted wall and base unit. Work surface with inset sink. Plumbing for washing machine. Space for chest freezer and tumble dryer. High vaulted ceiling with exposed beams. Cat flap.

SUPERB SPACIOUS LIVING ROOM 7.01m x 5.64m (23'0 x 18'6)

Dual aspect double glazed windows to front and rear with views over garden and adjoining countryside. High vaulted ceiling with exposed beams. Wood panelled floor. 3 radiators.

BEDROOM ONE 3.53m + cupboards x 3.45m + door recess (11'7 + cupboards x 11'4 + door recess)

Double glazed window to front. Wood laminate floor. High vaulted ceiling with exposed beams. Radiator. High level recessed storage cupboard. 2 built-in wardrobe cupboards. Door to:

EN-SUITE SHOWER ROOM 2.64m x 1.22m (8'8 x 4'0)

Large shower cubicle with glazed shower door. Wash hand basin with storage drawer and cupboards under. White WC. Radiator. Extractor fan. Ceramic tiled floor. Part tiled walls.

BEDROOM TWO 2.69m x 2.46m (8'10 x 8'1)

Double glazed window to front. High vaulted ceiling with exposed beams. Radiator. Wood laminate floor.

BATHROOM 2.84m x 1.68m (9'4 x 5'6)

Modern white suite comprising WC, wash hand basin with storage drawers below, bath with shower above and glazed screen, inset ceiling lights, radiator, extractor fan.

OUTSIDE

Access via a shared pathway and integral within the building, is a communal lock-up brick build garden store for each property.

FRONT GARDEN

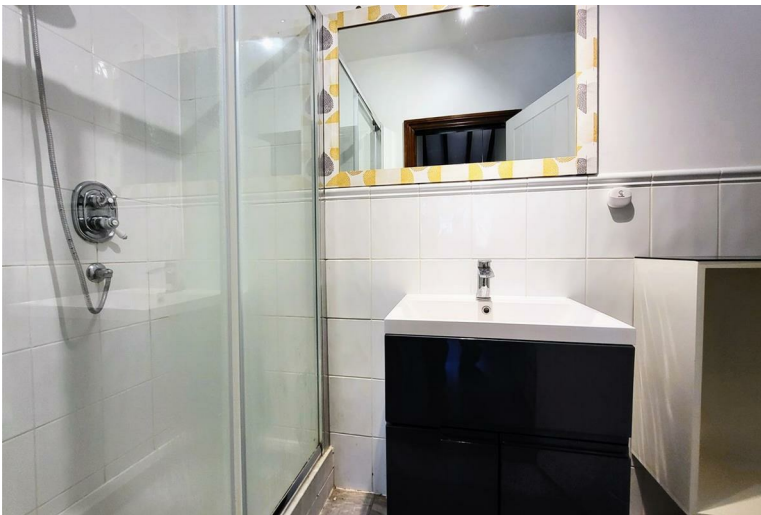
Enclosed lawned area with pathway to front door.

LOCK-UP STORAGE SHED

Access via front shared pathway to integral covered area with lock-up store

ALLOCATED PARKING FOR 2 CARS

Plus ample 'casual' parking for visitors.





GOOD SIZE REAR GARDEN

Gated access to the side of the property. Mainly laid to lawn, backing on to countryside and enclosed by hedging. Outside water tap and power socket. Timber garden store. Includes private septic tank services for the development.

SERVICES & AGENT'S INFORMATION

Patient End Barns is a complex of 7 units with a private sewerage system. 'Patient End Barns Management Company Limited' has 7 directors, each of whom owns one of the properties. There is a fee of £100 per month paid to the management company towards the upkeep of communal areas and facilities. Heating is by 'Calor' gas to gas boiler and radiators, there is double glazing and mains electricity and water supply. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

N.B. The rear garden area adjacent to the access gate is currently not part of the Freehold of Stable Cottage, but is used only by the owners of Stable Cottage. It provides access to the 'Conder' sewerage treatment plant for the development. Discussions are ongoing with the Management Company about this part of the garden being incorporated within the Freehold of the property. Please ask for more information.





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. 105.9 sq. metres (1139.4 sq. feet)



Total area: approx. 105.9 sq. metres (1139.4 sq. feet)

Stable Cottage

Tenure: Freehold

Council Tax Band: F

Viewing Arrangements:

Strictly by appointment


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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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