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Minton**
Sales & Lettings

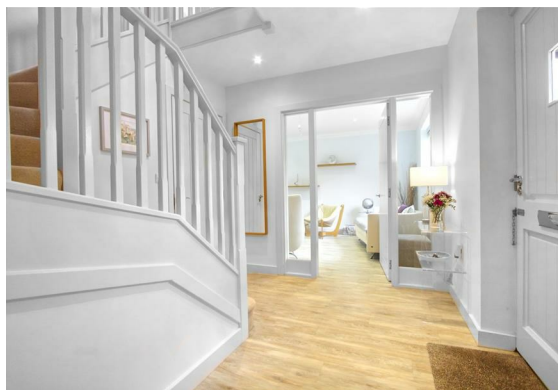
5 Hamels Park Barns, Hamels Lane
Nr Buntingford, SG9 9NE
Asking Price £637,000

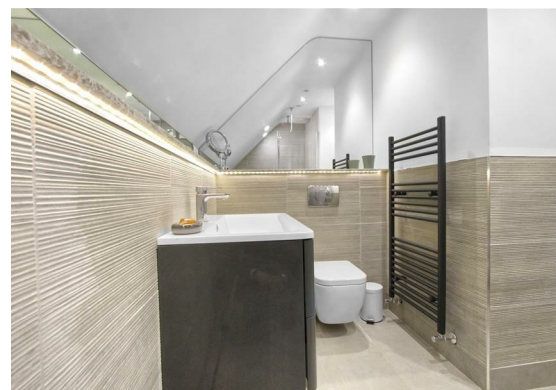


Oliver Minton Village & Rural Homes are delighted to offer For Sale this superbly presented CHAIN FREE end terrace 3 bedroom barn conversion in this wonderful 'Hamels Park Barns' complex. With immaculate and stylish accommodation extending to 1158sq ft, the well proportioned ground and first floor is perfectly complemented by the lovely size, private walled rear garden, with garage en-bloc and further parking. There is double glazing, underfloor heating to the ground floor and family bathroom, a pretty front garden and beautifully maintained communal areas.

Hamels Park Barns is a development of twelve farm yard buildings converted to create a new community of 2, 3 and 4 bedroom residential barns and cottages in Hamels Park. The development comprises the former farmyard of Hamels Park Farm that adjoined Hamels mansion. "The Barns" are reached by a private lane between the farm's fields. "The Barns" form a close knit community linked by WhatsApp. Each property has their own private garage and additional private parking space. On its south side of "The Barns" is the mansion of Hamels and associated mansion houses, on the western side is the long historic boundary wall of a large house that was once part of the mansion's gardens; and immediately to its east is East Herts Golf Course. The golf course was originally parkland belonging to the mansion. The private access road from Hamels Lane leads to both the "Barns" community and beyond to the mansion and other private property. In essence with the golf course this is the hamlet of Hamels Park.

All the "Barns" properties enjoy excellent drinking water from a community borehole and are serviced by their own sewerage treatment plant and individual heating oil tanks. The communal parts of "The Barns" community are professionally well managed on behalf of the residents by Zone Property Management Ltd of Cheshunt. The residents have an elected committee to liaise with the management body.





The annual management fee/service charge has for a few years been set at approx £2000. However having built up a healthy reserve fund, the fee and budget (decided at the AGM on 9 December 2024) for 2025 has been reduced by 25+% to approx £1500. This is collected half yearly or, by arrangement, monthly. It covers the supply of drinking water, borehole maintenance, sewerage, communal garden/trees/fences maintenance, and ground lighting.

Hamels Park (in the parish of Braughing) was formally part of Hamels Park Estate. In 1973. the mansion of Hamels was sold along with its adjoining houses to Leach Homes. (The parkland then became the home of East Herts Golf Club). Leach developed the mansion houses and sold them off. In 2002 the estate owners sold the farmyard to developers to create Hamels Park Barns. In 2015 Leach Homes developed the mansion into 10 apartments. The three separate communities cooperate with each other and jointly maintain the access road. Together with a handful of individual houses they comprise a total of 42 properties whose residents enjoy their private rural location.

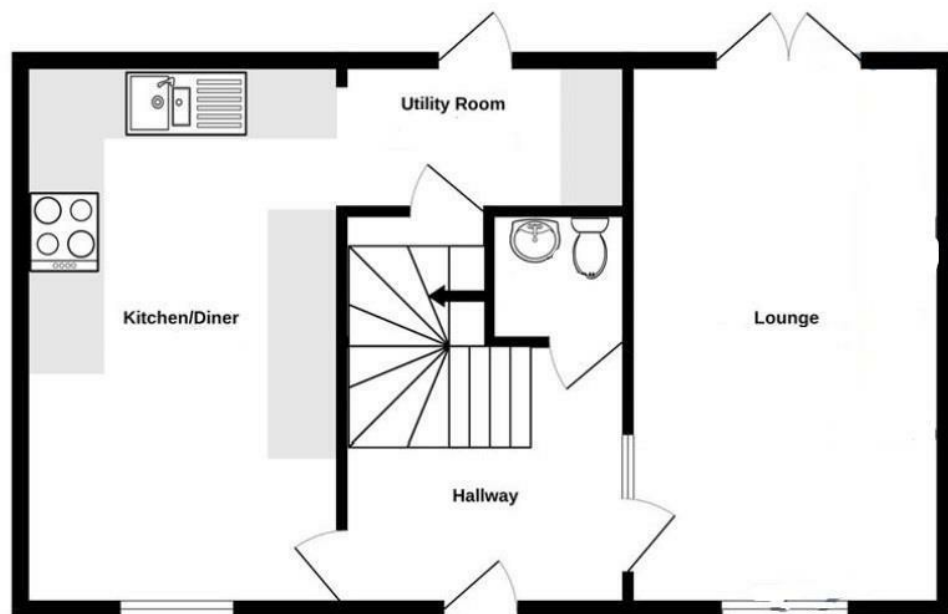


5 Hamels Park Barns is an end of terrace cottage with three double bedrooms and two bathrooms. With front and back secluded gardens it enjoys the quietest position of the development with no passing pedestrians or vehicles. For dog owners, alongside the access road is a dedicated dog walking field restricted to local residents. "The Barns" also manage two small wildlife ponds. The golf course can be accessed on foot directly from "The Barns".

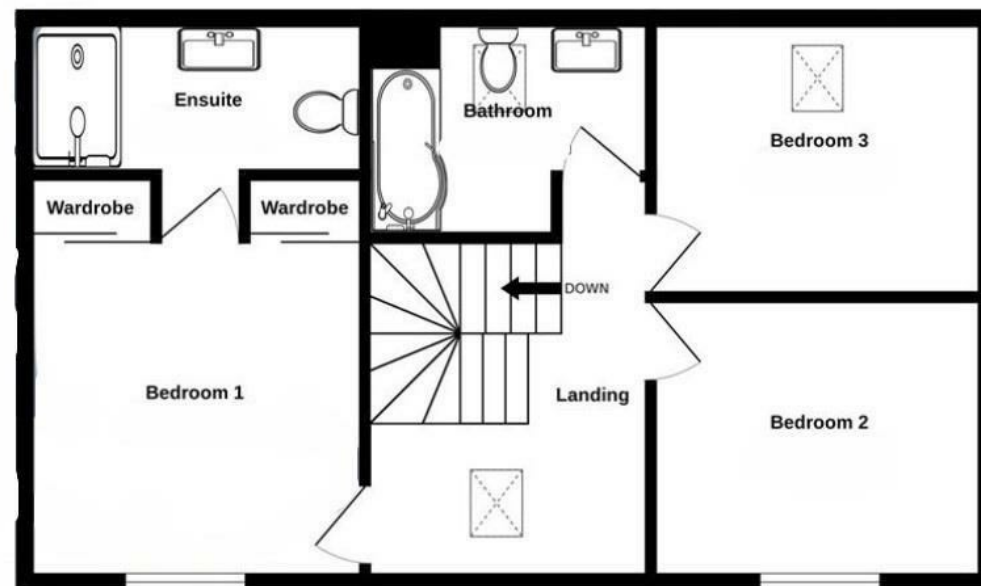
Hamels Park is a designated stop for the community based on-demand HertsLynx bus service. It is a 20 minute walk to Pearce's A10 Farm Shop and Restaurant. And 35 minutes country lane walk to Westmill's Sword Inn Hand pub and Westmill Tea Shop. Buntingford is 5 minutes drive away; Ware 10minutes, Hertford and Bishops Stortford 15 minutes. 4 main line stations to London are found in Hertford, Ware, and Bishops Stortford. The latter also serves Cambridge. Stansted Airport is 30 minutes away. Trains from nearby Stevenage serve Gatwick Airport directly.



Ground Floor
592 sq.ft. (55.0 sq.m.) approx.



1st Floor
566 sq.ft. (52.6 sq.m.) approx.



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.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	85
England & Wales		EU Directive 2002/91/EC

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Tenure: Freehold

Council Tax Band: E

Viewing Arrangements:

Strictly by appointment

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