



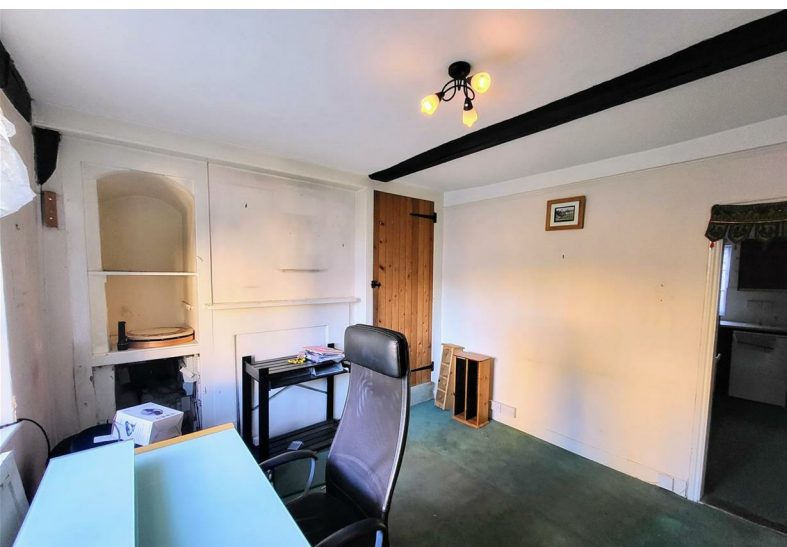
**Oliver
Minton**
Sales & Lettings

**'Caretaker's Cottage', 6a Church End,
Braughing**

Herts SG11 2QA

Offers Over £250,000 for the Freehold

OFFERS are INVITED for the FREEHOLD, in excess of £250,000, for this attractive Grade II Listed cottage. In a superb location within the Braughing Conservation area and situated opposite St Mary's Church, this 2 bedroom cottage adjoins the Church Hall, the whole building a former 'hall house', dating back to the C16 or earlier and having once upon a time been the local boy's school. Now being sold by the Church Diocese for the first time, the property is in need of general refurbishment and sympathetic modernisation. There is a pretty cottage garden section to the front and the cottage is being sold with no chain involvement.





**SITTING ROOM 3.45m width x 3.30m
(11'4 width x 10'10)**

Leaded light window to front. Electric storage heater. Door concealing staircase to first floor. Door at rear to:

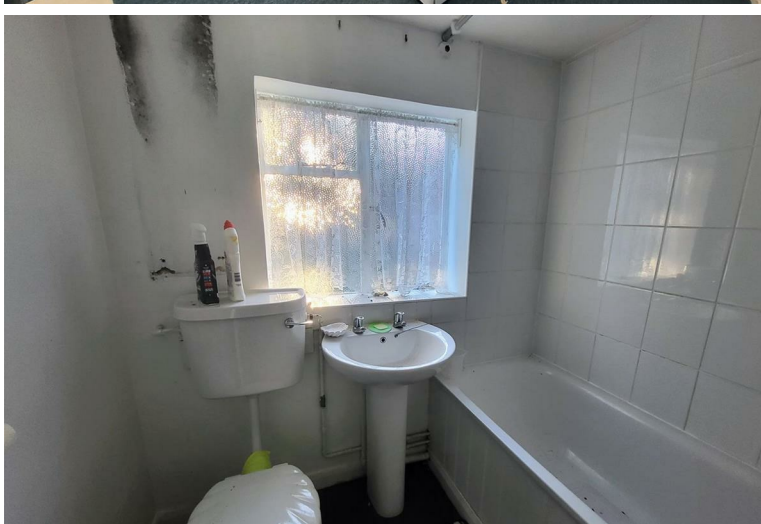


KITCHEN 3.28m x 3.10m (10'9 x 10'2)

Window to rear. Door to understairs larder cupboard. Fireplace recess. Rear right of way access door for emergency and building repair purposes to Church Hall passageway leading to Church End. Basic wall and base units, work surfaces and sink. Electric storage heater. Doorway to:

REAR LOBBY

Double doors to recessed airing cupboard housing hot water cylinder. Window to rear. Door to:



BATHROOM 1.96m x 1.70m (6'5 x 5'7)

Frosted window. Bath with shower above. Pedestal hand basin. WC. Wall-mounted electric convactor heater. Heated towel rail.



FIRST FLOOR LANDING

Wall-mounted electric storage heater. Wide turning staircase from ground floor with window to rear.

BEDROOM ONE 3.38m x 2.69m (11'1 x 8'10)

High ceiling. Window to front with lovely views towards St Mary's Church. Wall-mounted electric storage heater.

BEDROOM TWO 2.44m x 2.31m (8'0 x 7'7)

Window to rear. High ceiling. Exposed beams. Undereaves cupboard.



OUTSIDE

FRONT GARDEN overlooking Church

Small garden with right of way pathway to front door. Lovely outlook towards church. NB - The buyer will be required to erect a 900mm high timber picket fence and gate within 2 months of the sale completion date. Please ask Agent for more information regarding boundaries.

SERVICES

Mains drainage, water and electricity is connected. Heating via electric storage heaters.

There will be a need to a separate water supply provided to the cottage, as it is currently shared with the adjoining hall - please ask Agent for more details.

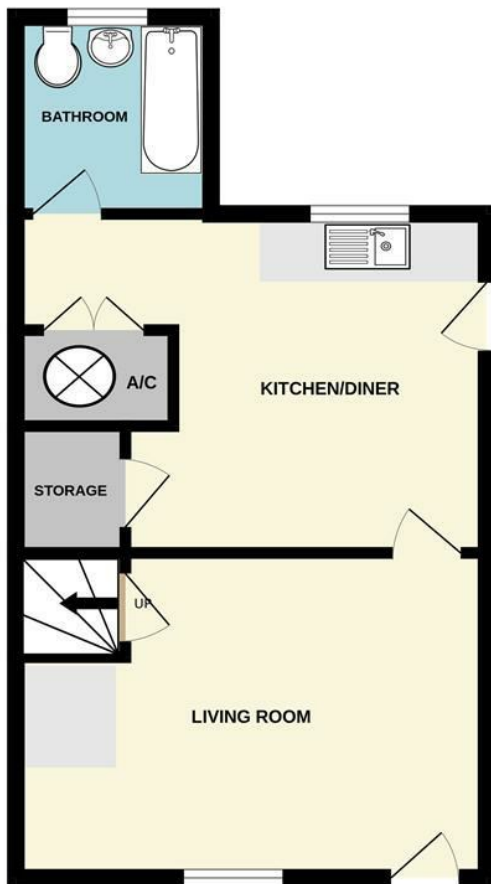
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>



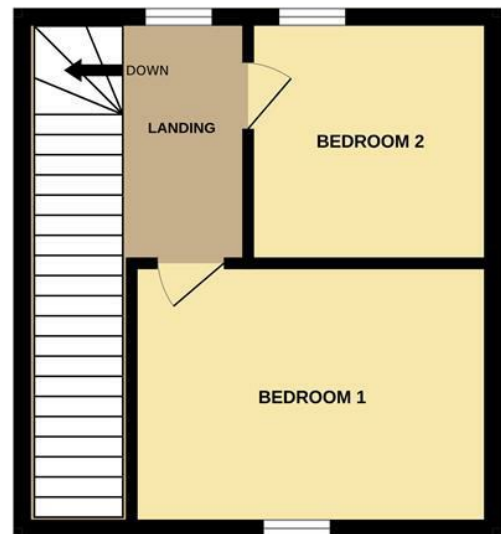
MORTGAGE ADVICE

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
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 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.
Made with Metropix ©2024

Tenure: Freehold

Council Tax Band: TBC

Viewing Arrangements:

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	25	
(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.

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.