



 Oliver



**Oliver  
Minton**  
*Sales & Lettings*

**1 Brockholds Farm Cottages,  
Old Hall Green, Great Munden**

**Herts, SG11 1HE**

**Price Guide £500,000**

In this wonderful quiet, prime semi-rural location between the hamlet of Levens Green and Puckeridge village, Oliver Minton & Village Homes are delighted to offer this CHAIN FREE end of terrace 3 bedroom former farm workers cottage on this no through lane, with a lovely size plot offering tremendous potential for extension, subject to planning permission. Surrounded by attractive farmland, the current accommodation comprises hall, dining room, lounge, rear lobby, kitchen, ground floor bathroom and 3 first floor bedrooms. There is a detached garage with parking for several vehicles, a wide frontage and side access to the long rear garden which tapers to the rear.



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### ENTRANCE HALL

Composite front door. Doors to Lounge & Dining Room. Door to Utility cupboard with uPVC double glazed window to front and space for tumble dryer, power and light. Door to large understairs storage cupboard.

### DINING ROOM 3.18m x 3.12m (10'5 x 10'3)

Dual aspect uPVC double glazed windows to front and side. Radiator.

### LOUNGE 4.06m x 3.53m including chimney breast (13'4 x 11'7 including chimney breast)

uPVC double glazed window to rear. Radiator. Brick open fireplace. Side doorway to:

### REAR LOBBY

Staircase to first floor. uPVC double glazed door to rear garden. Doorway opening to:







### **KITCHEN 3.15m x 1.75m (10'4 x 5'9)**

uPVC double glazed window to rear. Basic fitted wall and base units with work surfaces incorporating sink unit. Space for cooker and fridge/freezer. Radiator. Door to:

### **BATHROOM 4.93m x 1.63m (16'2 x 5'4)**

White suite comprising bath with shower attachment and glazed shower screen, WC and pedestal hand basin. Radiator. Dual aspect obscure uPVC double glazed windows. Door to built-in storage cupboard.

### **FIRST FLOOR LANDING**

uPVC double glazed small window to front.



### **BEDROOM ONE 5.11m x 3.07m including chimney breast (16'9 x 10'1 including chimney breast)**

Two uPVC double glazed windows to side. Fireplace. Radiator. Corner cupboard housing hot water cylinder.

### **BEDROOM TWO 3.53m + wardrobes x 2.74m (11'7 + wardrobes x 9'0)**

uPVC double glazed window to rear with views over garden and farmland beyond. Radiator. Double doors to recessed wardrobe cupboard.



### **BEDROOM THREE 2.64m x 2.29m (8'8 x 7'6)**

Double glazed uPVC window to front. Radiator. Access hatch to loft.

### **OUTSIDE**

An outstanding feature of the property is not only the lovely semi-rural location, but the large plot and wide frontage that gives so much scope for extension (subject to planning permission).

### **FRONT AND SIDE GARDEN & DRIVEWAY**

Wide parking area with space for several vehicles. Side access gate to rear garden.

### **DETACHED GARAGE**

Potential to replace the existing garage with a larger structure.

### **LOVELY REAR GARDEN**

Siding and backing on to farmland. Tapering to the rear.

### **AGENTS NOTES**

Mains electricity and water are connected. Sewerage is by shared private 'Klargester'





system. Heating is via oil fired boiler to radiators.

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



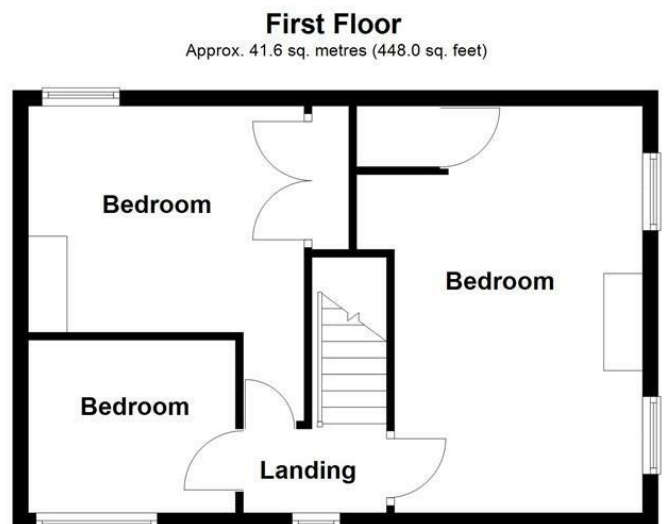




## MORTGAGE ADVICE

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





Total area: approx. 86.7 sq. metres (933.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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### Brockholds Farm Cottage

**Tenure:** Freehold

**Council Tax Band:** D

**Viewing Arrangements:**

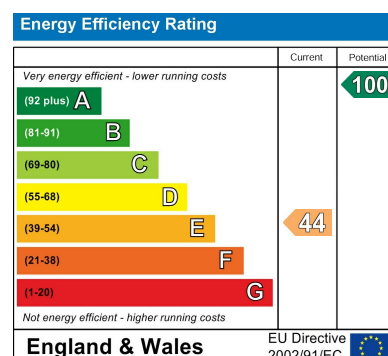
Strictly by appointment

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