



**Oliver
Minton**
Sales & Lettings

**74 High Street,
Barkway**

Herts SG8 8EF

Price Guide £565,000

VIEWINGS TO COMMENCE SATURDAY AUGUST 23RD...

Oliver Minton Village & Rural Homes are delighted to offer For Sale this beautiful double-fronted Grade II Listed three bedroom period house, set within Barkway's attractive Conservation area. With a lovely cottage garden to the rear and a very useful timber outbuilding, the property has been sympathetically modernised and features deceptively spacious accommodation and great character including a wealth of exposed beams and brick fireplaces. Formerly two cottages, the accommodation comprises: Open-plan full width living room to front, excellent kitchen/breakfast room, rear hallway, updated downstairs cloakroom, three double bedrooms and first floor luxury bathroom.





Superb open-plan Living Room 7.04m x 4.65m average into lounge area (23'1 x 15'3 average into lounge area)

Main front door. Secondary double glazed windows to front. Wealth of attractive exposed beams. Central open fireplace with exposed brick chimney breast. Door at rear and steps up to Kitchen. Gas meter.

Attractive Kitchen/Breakfast Room 4.17m x 3.61m (13'8 x 11'10)

Re-fitted in 2018. An excellent range of wall, base and drawer units with concealed lighting over quartz work surfaces incorporating twin bowl Villeroy & Boch white enamel sink. Matching part glazed fitted dresser unit. Recess for 'range' cooker with fitted extractor canopy hood above. Solid oak floor. Plumbing for washing machine and dishwasher. Two windows to rear. Exposed ceiling beams. Inset ceiling lights. Vertical panel radiator. Fireplace recess with fitted wine storage. Door at side to:





Rear Lobby

Exposed beams. Ceramic tiled floor. Exposed chimney breast with fireplace recess. Radiator. Part glazed stable door to rear garden. Door to recessed cloaks cupboard with light. Staircase to first floor with under stairs storage cupboards.

Cloakroom

Beautifully re-fitted with white suite comprising WC, upstand wash hand basin with storage cupboard below. Ceramic tiled floor. Radiator. Exposed beams.

Split Level First Floor Landing

Wealth of exposed vertical and ceiling beams. Built-in airing cupboard housing hot water cylinder. Inset ceiling lights.

Bedroom One 5.18m x 3.45m (17'0 x 11'4)

Secondary double glazed window to front. Exposed beams. Radiator. Access hatch to part-boarded loft with light and retractable ladder. Attractive exposed brick chimney breast and fireplace. Range of built-in wardrobes. Inset ceiling lights.

Bedroom Two 4.75m x 3.76m (15'7 x 12'4)

Secondary double glazed window to front. Exposed beams. Chimney breast. Inset ceiling lights. Radiator.

Bedroom Three 4.78m x 2.69m average + door and wardrobe recess (15'8 x 8'10 average + door and wardrobe recess)

Window to rear. Recess with wardrobe space and hanging rail. Exposed beams. Radiator.

Luxury Bathroom 3.23m x 1.93m (10'7 x 6'4)

White suite comprising clawfoot roll-top bath with hand shower attachment and separate shower above, WC and wash hand basin with cupboards under. Ceramic tiled floor. Window to rear. Exposed beams. Large chrome ladder-style heated towel rail.

Outside

Pretty Rear Garden

A classic 'cottage garden' approximately 48' in depth, mainly laid to lawn with flower and shrub borders, patio area to rear with access to Outbuildings and right of way access gate and pathway providing wheelie bin access to Church Lane.





Outbuilding 4.11m x 3.78m (13'6 x 12'5)

A really useful timber garden store/workshop, forming part of the Grade II Listing, with power and light connected and with space for tumble dryer.

Grade II Listing Information

The cottage is Grade 2 Listed: BARKWAY HIGH STREET, TL 3835 (West side), 9/44 Nos. 68 and 74, 27.5.68 (formerly listed as No. 68 and Nos. 70, 72, 74). Two houses, at one time 4 dwellings. Probably late C16 and early C17, the later house to right refronted in late C18. Altered C19. Timber frames, rendered with a red brick cased end wall. Steeply pitched tiled roof with decorative fishscale bands and crest tiles. 2 storeys, cellar to right. Both had continuous jettied fronts originally, only a small vestige remaining of jetty to refronted house to right. No. 74 to left is 2 bays. Ground floor: 2 entrances, to left a recessed 6 panelled door, to right a 2 fielded panelled door, C19 3 light flush moulded frame lattice casements with cornices. Bull nosed joists to jettied first floor, similar 2 light casements. C18 ridge stack to left of centre. External left end stack. No. 68 is 3 bays. Plinth with cellar window to right. Ground floor: steps up to entrance to right of centre, recessed 6 fielded panelled door with bracketed raking slate hood, flanking 3 light casements as on No. 74. Left bay has a second entrance with a 6 panelled door, a similar casement and a section of original jetty higher than that on No. 74. Similar 2 light casements on first floor. Cross axial stack to left of centre. Right gable end early C19 red brick: plinth, kneelers to parapet, extruded stack behind ridge with offsets, earlier brick at base. Catslide roof over shallow weatherboarded lean-to outshut to rear of No. 68. Later short brick cased gabled wing to rear of No. 74. Interior: No. 68 has stop chamfered bearers, tension braces, jowled posts, cambered tie beams, clasped purlin roof. What is here described as the right hand bay of No. 68 is in fact part of No. 1 Church Lane (q.v.). Listing NGR: TL3843235615

Agents Notes

All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators.

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

Barkway History

Barkway is mentioned in the Domesday Book as a relatively large settlement. It was granted a market in 1270 and developed as a stopping point on the coach route between London and the North-East. This will have supported its growth and prosperity, leading to the establishment of several coaching inns. Whilst some of the buildings of the coaching inns survive, the coaching trade declined during the 19th century and many of the inns closed. The Church of St Mary was originally built in the 13th century and there are numerous domestic buildings dating from the 15th century onwards arranged along High Street. The High Street defines the linear core of the village, along which the coaching inns were arranged.

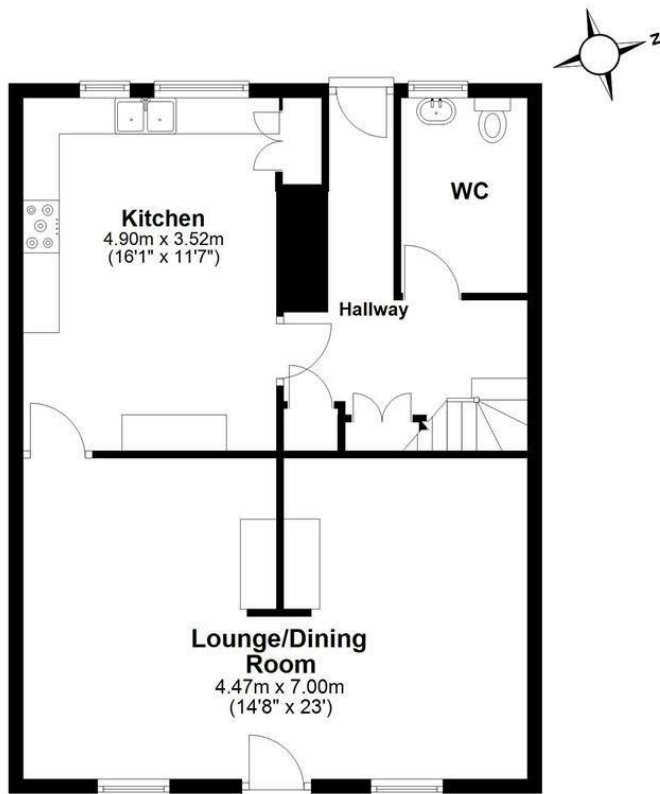


MORTGAGE ADVICE

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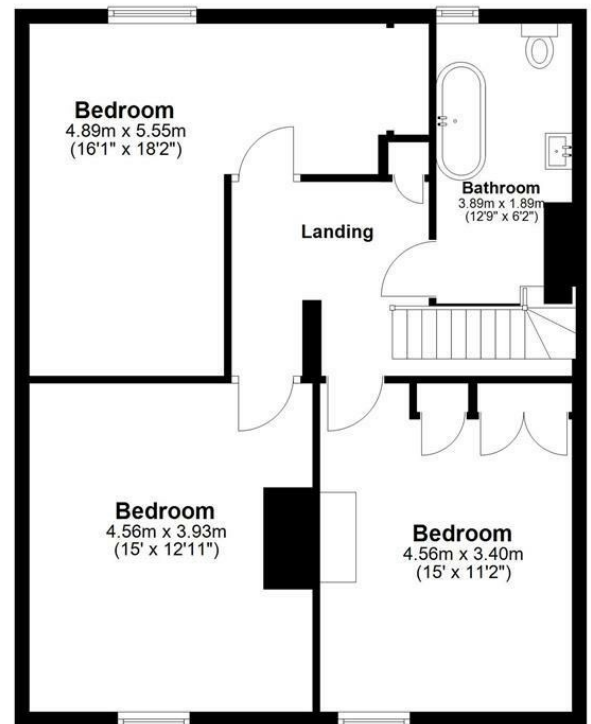
Ground Floor

Approx. 66.2 sq. metres (712.7 sq. feet)



First Floor

Approx. 72.5 sq. metres (780.7 sq. feet)



Total area: approx. 138.7 sq. metres (1493.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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High St

Tenure: Freehold

Council Tax Band: E

Viewing Arrangements:

Strictly by appointment

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01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com

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