



**Oliver
Minton**
Sales & Lettings

**1 Stores Cottages,
Hare Street**

Hertfordshire SG9 0EQ

Price Guide £465,000

With an amazing rear plot extending the grounds to over an acre of land, Oliver Minton Village & Rural Homes are delighted to offer this delightful two bedroom character cottage, benefitting from a pretty adjoining garden, off-road parking plus additional 'garden' land and woodland backing on to farmland to the rear. This charming home includes exposed timbers and brickwork and accommodation comprising sitting room, dining room/inner hall, kitchen, utility area, downstairs cloakroom and to the first floor, two bedrooms, study, bathroom and useful boarded attic storage space along the length of the house. The 'happy, warm and welcoming' Hornead C of E First School is less than a mile away and the town of Buntingford lies just two miles to the west of Hare Street.





Accommodation

Part glazed front door to :

Sitting room 3.66 x 3.66 (12'0" x 12'0")

Window to front, radiator, built in panel housing meter, laminate wood effect flooring, exposed brick fireplace and hearth (suitable for wood burning stove if wanted), exposed timbers, wall lights, open plan to:

Dining Room/Inner Hall 3.36 x 2.38 (11'0" x 7'9")

Stairs to first floor, understairs cupboard, radiator

Kitchen / Breakfast Room 4.86 x 3.12 (15'11" x 10'2")

Range of wall and base units with work surface above, tiled splashbacks, sink unit, Bosch electric oven, gas hob, extractor fan above, space for washing machine and dishwasher, Rayburn with brick surround, brick flooring, spotlights to ceiling, radiator, window to rear, glazed door to:



Utility Area 2.29 x 1.1 (7'6" x 3'7")

Built in storage with shelves above, radiator, tiled floor, roof light, window, glazed door to outside, door to:

Cloakroom

WC, corner wash hand basin, tiled splashback, tiled floor, extractor fan, obscure glass window to side,

First Floor

Bedroom One 3.66m x 3.51m into built-in wardrobes (12'0" x 11'6" into built-in wardrobes)

Brick fireplace (currently blocked) wall lights, built in wardrobes and storage cupboards, window to front.

Bedroom Two 3.05 x 2.62 (10'0" x 8'7")

Window to rear, radiator.

Study

Roof light, radiator, open staircase to boarded loft space.

Bathroom 2.38 x 1.89 (7'9" x 6'2")

White suite comprising panel enclosed spa bath, shower attachment above, pedestal wash hand basin, WC, heated towel rail, storage cupboard, part tiled walls, extractor fan, spotlight, roof light, exposed timbers.

Boarded Loft Space / Attic Rooms

Two roof lights, radiator, power and lighting.

Outside

Steps leading up to the front of the property with flower border.

Adjoining Rear Garden

Steps leading up to terrace area, pathway, flower and shrub borders, storage sheds, access to parking area.

Parking Area

Access via service road to rear of cottages, with vehicular right of way. There is parking space for several vehicles thanks to being conveniently positioned at the end of the shared access road, thus also providing potential for building of a detached garage/workshop.





Further Garden leading to wonderful Wooded area

Further garden with corner summer house, pond, lawn area, pergola, greenhouses, allotment, mature borders and gate to further land. The plot widens at this point and is predominantly woodland although it's classification as 'garden land' does give the potential for the creation of outbuildings and leisure usage. It is wonderful wooded area and a haven for wildlife, adjoining farmland to the rear.

Agents Notes

Mains water, drainage and electricity, Air source heating.

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



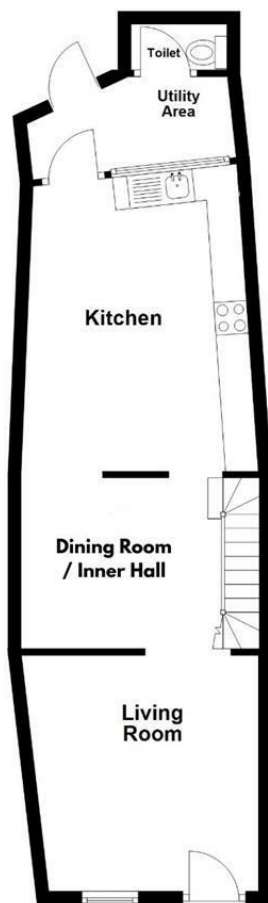


MORTGAGE ADVICE

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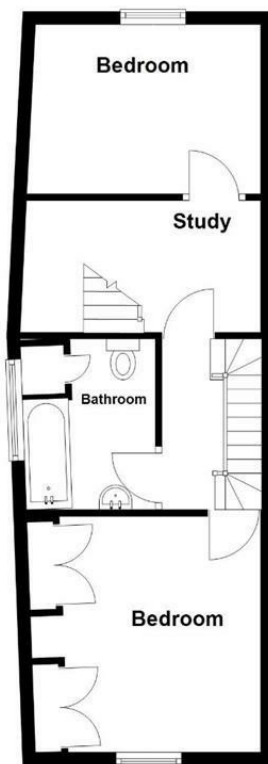
Ground Floor

Approx. 42.9 sq. metres (462.1 sq. feet)



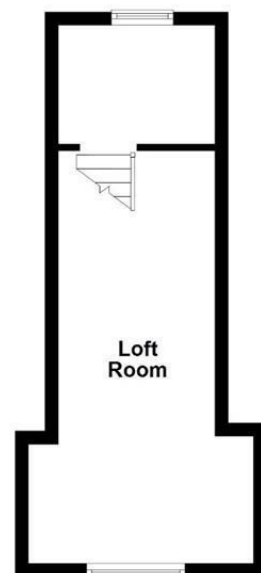
First Floor

Approx. 39.6 sq. metres (425.7 sq. feet)



Second Floor

Approx. 21.7 sq. metres (233.1 sq. feet)



Total area: approx. 104.1 sq. metres (1120.9 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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Hare Street

Tenure: Freehold

Council Tax Band: C

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		100+
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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