



**Oliver  
Minton**  
*Village & Rural Homes*



**Quin Cottage, 9 Ford Street, Braughing, Herts, SG11 2PW**

**£535,995 Freehold**



**Council Tax Band: D**

**Bedrooms: 2 | Bathrooms: 2 | Receptions: 1**

Being sold with no upper chain involvement and located in a superb elevated position within the village Conservation Area and close to Braughing's picturesque ford, Oliver Minton Village & Rural Homes are delighted to offer this stunning two bedroom Grade II Listed semi-detached cottage dating back to the 1700's and now offering beautifully presented and sympathetically modernised accommodation with charming, individual character features.

**Entrance Hall** Window to front with fitted shutter blind. Radiator. Exposed ceiling beams. Doorway to Sitting Room. Door to:

**Shower Room** - 2.08m x 1.68m (6'10" x 5'6")

Large glazed shower cubicle. Attractive white wash hand basin and WC. Part tongue and groove and ceramic tiled walls. Radiator with heated towel rail. Ceramic tiled floor. Exposed ceiling beams. uPVC double glazed obscure window.

**Sitting Room** - 3.48m + bay x 3.1m (11'5" x 10'2")

Bay window to front. Radiator. Attractive open fireplace with wood burning stove. Exposed beams. Staircase to first floor. Door to:

**Kitchen/Diner** - 5.69m x 2.64m (18'8" x 8'8" < 11'8")

A really stylish room, superbly fitted with wall, base and storage units with attractive granite work surfaces incorporating 'Butler' sink and matching island unit. Integrated dishwasher and fridge. Space for range cooker with fitted extractor hood above. Housing for washing machine, tumble dryer and integrated fridge/freezer. The dining area incorporates a glazed roof and bi-fold doors opening to the rear garden. Ceramic tiled floor. Window to rear. External door to side access way.

### **First Floor Landing**

Secondary glazed window to side. Door to Bathroom. Door to:

**Bedroom Two** - 3.66m into wards x 2.67m (12'0" x 8'9")

Window to rear. Radiator. Fitted floor to ceiling built-in double wardrobes to one wall incorporating airing cupboard with hot water cylinder.

**Beautiful Bathroom** - 2.16m x 2.06m (7'1" x 6'9")

A gorgeous split-level bathroom incorporating a roll-top bath and an eye-catching antique 'Singer' sewing machine used as a stand for the wash hand basin. Exposed wooden floorboards and exposed beams. Window to front with lovely views towards the ford. Deep walk-in wardrobe and dressing area. Door to:





**Bedroom One** - 3.51m x 2.64m (11'6" x 8'8")

Dual aspect windows to front and rear. High ceiling with access hatch to loft space. Exposed beams and wooden floorboards. Radiator.

**Front Garden**

Steps up from road to front garden and main entrance door. Side access gate to rear garden.

**Attractive Rear Garden**

Immediately to the rear of the cottage is a patio and herb/kitchen garden with steps leading up to the main lawn with flower and shrub borders. Beyond is a super gravel area for barbecue, tables and chairs, adjacent to the multi-use outbuilding/studio.

**Studio Outbuilding** - 3.86m x 2.87m (12'8" x 9'5")

Light and power connected. A great facility for anyone who works from home.

**Services & Additional Information**

Gas fired central heating. Mains water, electricity and drainage. Broadband and mobile phone service availability can be checked at <https://checker.ofcom.org.uk/>

**The Listing information** : Braughing village TL 3925 BPAUGHING FORD STREET (east side), 9/23 Nos 9 (Quin Cottage), and 10 (Greenhill Cottage), GV II, 2 adjacent houses. C18. Timber frames roughcast on brick plinths with steep red pantile roofs. Weatherboarded rear extension to No 9 which also has an internal gable chimney stack on N adjoining No 10, and on external gable chimney on S end. No 10 to N has an internal gable chimney on N end. The houses are not distinguished on the W front which has 5 windows on 1st floor, a 3-light casement window near each end of the ground floor, and 2 canted bay windows. Listing NGR: TL3949225009

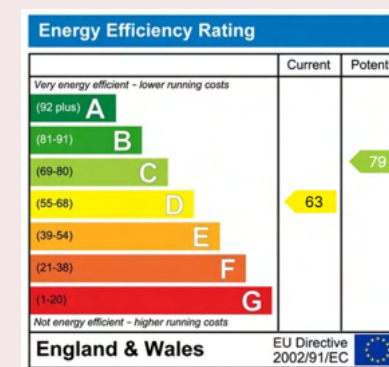
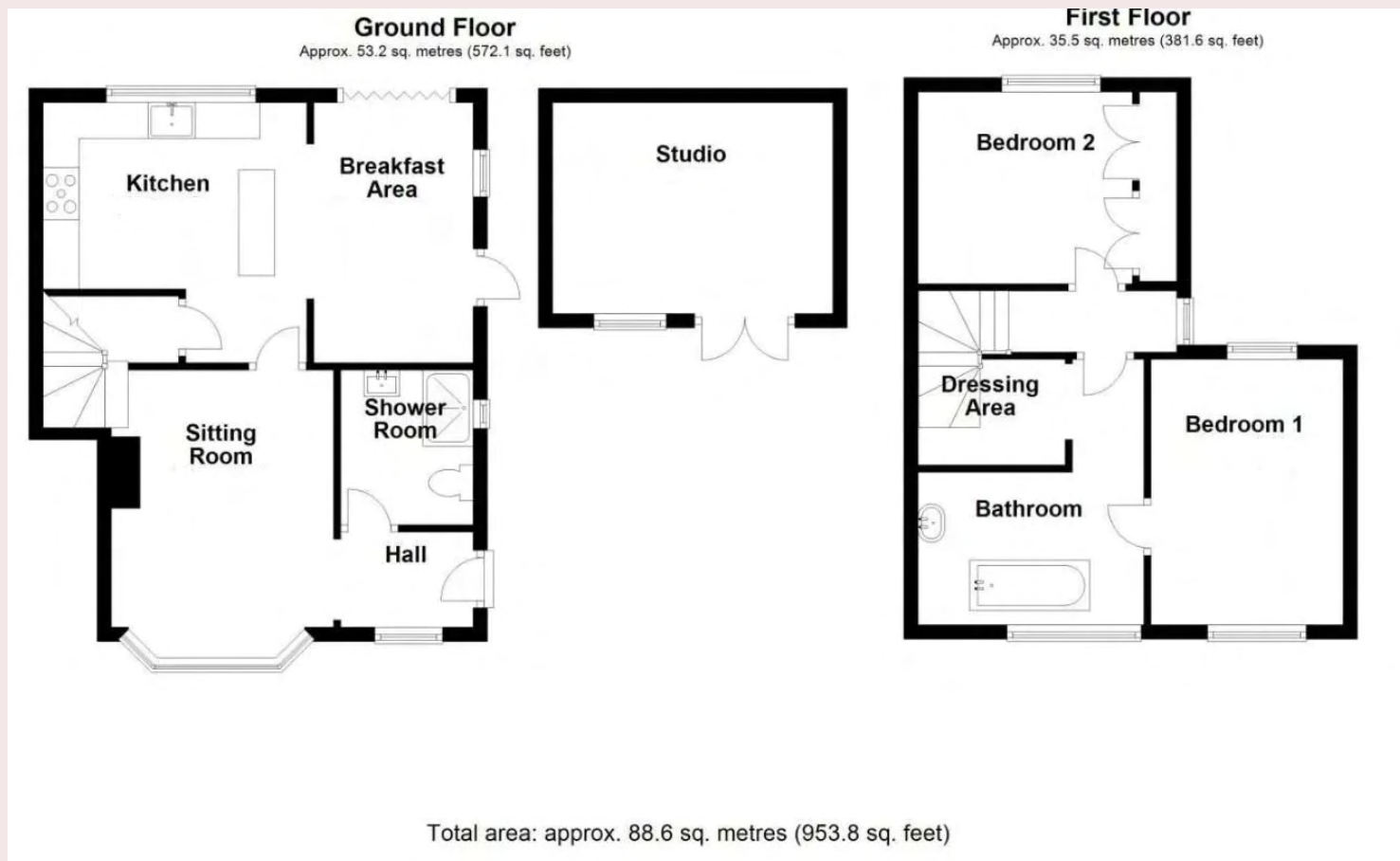






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## Viewing Arrangements

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