





**Guide Price**  
**£800,000**

This beautifully converted former Public House previously listed as The Bell Inn is believed to date back to the mid 18th century and has been tastefully remodelled to create a spacious family home with a range of period features and enjoys an elevated position overlooking the village church. Further benefits include a gated driveway for several vehicles, garage (currently being used as a gym) and utility room.

# Property Description

## **ENTRANCE**

Front door to:

## **ENTRANCE HALL**

Doors to lounge/dining room and family room, radiator.

## **CLOAKROOM**

Frosted window to front aspect. Low level WC, wash hand basin, heated towel rail.

## **LOUNGE/DINING ROOM**

Double glazed bay window to front aspect, double glazed bifold doors to rear.

Exposed beams. Feature inglenook fireplace, door to inner lobby.

## **INNER LOBBY**

Door to WC, radiator, storage cupboard.

## **FAMILY ROOM**

Double glazed bay window to front aspect, double glazed window to side aspect.

Radiator, inglenook fireplace.

## **KITCHEN**

A dual aspect room with two double glazed windows to rear aspect, double glazed window to side aspect, door to rear. Fitted with a range of floor standing unit with rolled edge work surface over, two stainless steel sink units with mixer tap over, built-in oven, integrated: fridge freezer, wine fridge, and dishwasher; tiled floor with underfloor heating, doors to family room, utility room and basement, central island with breakfast bar and gas hob, stairs rising to first floor.

## **UTILITY**

Double glazed window to side aspect. Wall-mounted gas boiler, plumbing for washing machine, WC, extractor fan.

## **BASEMENT**

Currently used for storage.

## **LANDING**

Doors to all rooms, access to loft space, exposed brickwork.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator, feature fireplace, walk-in wardrobe, radiator, wall-mounted air conditioning unit, storage cupboard.

## **BEDROOM TWO**

Double glazed window to side aspect. Radiator, door to en-suite, wall-mounted air conditioning unit.

## **EN-SUITE**

Low level WC, pedestal wash hand basin, walk-in shower cubicle, heated towel rail.

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator, storage cupboard, wall-mounted air conditioning unit.

## **BEDROOM FOUR**

Double glazed window to rear aspect. Radiator, wall-mounted air-conditioning unit.

## **BATHROOM**

Double glazed window to rear aspect. Panelled bath with shower over, low level WC, wash hand basin in vanity unit, heated towel rail, extractor fan, under floor heating.

## **OUTSIDE**

### **GARAGE**

Garage with double wooden doors, power and lighting, currently used as a gym.

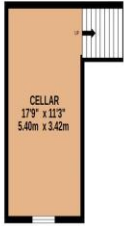
### **FRONT GARDEN**

Gated shingle driveway providing parking for several cars, flower and shrub beds, steps to front door.

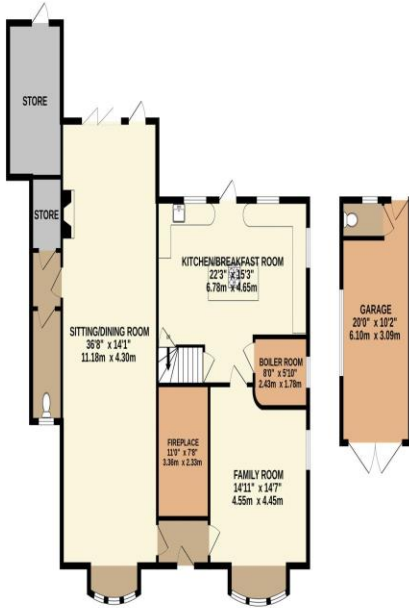
### **REAR GARDEN**

Mainly laid to lawn with patio and decked areas, brick built storage, raised beds, enclosed by panel fencing.

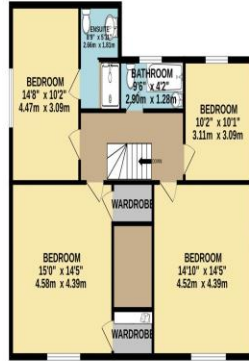
BASEMENT  
23'x11' (7.0m x 3.4m) approx.



GROUND FLOOR  
30'x41' (9.14m x 12.50m) approx.

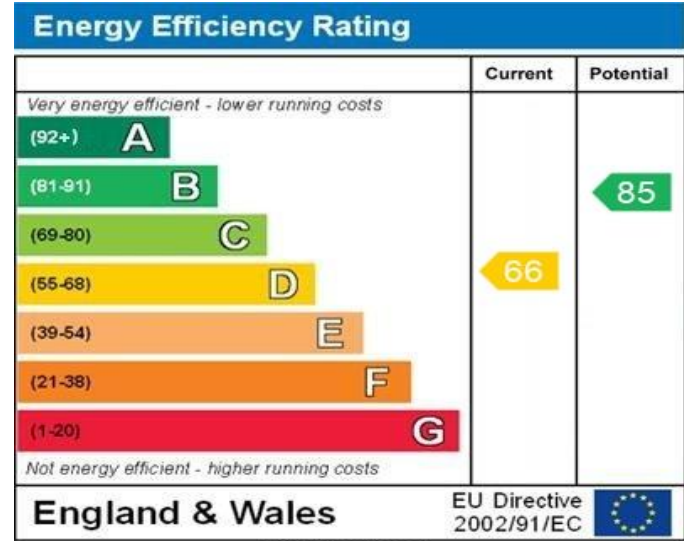


FIRST FLOOR  
30'x41' (9.14m x 12.50m) approx.



TOTAL FLOOR AREA: 2805 sq.ft. (260.6 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.  
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THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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