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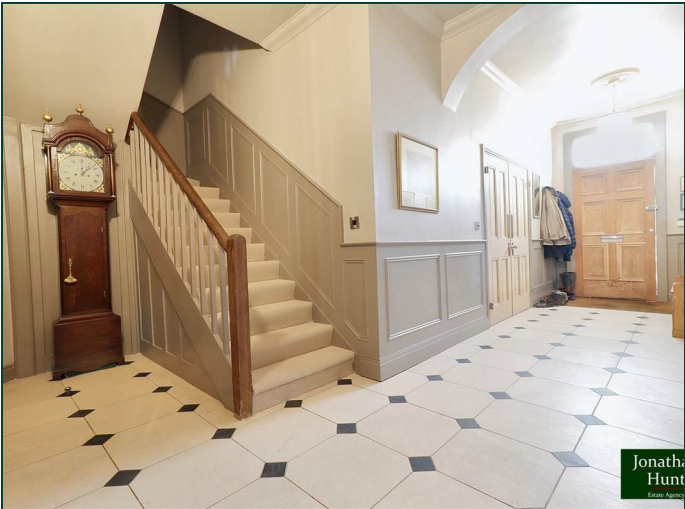


3 Bridgefoot House Union Terrace, Buntingford, Hertfordshire, SG9 9AP

Offers In Excess Of £850,000

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Bridgefoot House is a captivating historical property, originally crafted by William Thomas Nash, a notable architect, auctioneer, and surveyor. Built around 1836 and first occupied around 1837, this Grade II listed building boasts a rich and storied past, having served multiple roles—ranging from a workhouse to a residence and later as offices for the Buntingford Rural District Council. Now beautifully restored and transformed, part of this historic house has been reimagined into a collection of exquisite homes, including this breath-taking four-bedroom character residence, which spans four storeys. The home retains many of its original architectural elements, including striking stone floors, period fireplaces, elegant staircases, and charming historic windows, all of which underscore its timeless allure. The current owners have meticulously enhanced the property while maintaining its historic integrity. Upon arrival, a set of graceful steps leads to an impressive front door, which opens into a grand hallway, setting the tone for the rest of the home. A staircase from the hallway descends to the lower ground floor, where versatile living spaces include a games room, an office, a utility room, and a cosy TV room or snug, ideal for relaxation and entertainment. Back on the ground floor, the home features a spacious, well-appointed kitchen and breakfast room, a formal dining area, a WC, and a sitting room concealed behind secret library doors, adding a touch of mystery and sophistication. The first floor is home to three generously sized double bedrooms, including a luxurious principal bedroom with an en-suite bathroom, as well as an opulent family bathroom. The second floor offers additional space, with the fourth bedroom and a separate WC and basin, ensuring ample privacy and comfort. Externally, the property benefits from off-street parking and a private, low-maintenance rear garden, offering a peaceful retreat just moments from the town centre and local amenities



ENTRANCE HALL

The elegant entrance hall welcomes you with its striking tiled flooring, which adds both style and durability to the space. The high ceilings create a grand, airy atmosphere, while the wood-panelled walls evoke a sense of timeless sophistication. This thoughtfully designed entryway sets the tone for the rest of the home, blending classic charm with modern elegance in a way that immediately captures your attention.

DINING ROOM 15'8" x 10'0" (4.78 x 3.07)

This stylish dining room exudes a moody, refined elegance with its dark Victorian tones, creating an intimate yet sophisticated ambiance. The rich parquet flooring enhances the room's timeless appeal, while a striking feature fireplace with log burner anchors the space. Wood panelling along the walls adds texture and depth, seamlessly complementing the period aesthetic. A large window to the front aspect floods the room with soft, natural light, balancing the darker palette, making this an ideal setting for both formal dinners and relaxed gatherings.

KITCHEN/BREAKFAST ROOM 24'11" x 8'7" (7.6 x 2.63)

Boasting a beautifully crafted parquet floor that runs seamlessly throughout this bespoke shaker-style kitchen, has been expertly designed with elegance and functionality in mind. The granite work surfaces offer both durability and sophistication, perfectly complementing the rich tones of the cabinetry and the handmade tile splashbacks. A glazed door floods the room with natural light and leads directly to the rear garden.

KITCHEN/BREAKFAST ROOM pic 2 24'11" x 8'7" (7.6 x 2.63)

SITTING ROOM 15'8" x 13'2" (4.79 x 4.02)

This hidden sitting room, cleverly concealed behind secret bookshelves, offers a blend of intrigue and style. As you step inside, you're greeted by the warm glow of an open fire, which creates a cosy, inviting atmosphere. The reclaimed parquet flooring runs throughout, preserving the room's classic charm while adding texture and elegance. A large bay window bathes the room in natural light, offering a perfect contrast to the concealed entrance. This stylish space, with its blend of mystery and timeless design, is perfect for quiet moments of relaxation or intimate gatherings.

LOWER GROUND FLOOR 22'4" x 12'0" (6.82 x 3.67)

The fully tanked lower ground floor offers a spacious and versatile area, beautifully finished with stone flooring and enhanced by a "wet" underfloor heating system, ensuring warmth and comfort throughout. Natural light floods the space through numerous windows, creating a bright and airy atmosphere despite its semi-subterranean setting.

WC

This Moroccan-inspired WC is a vibrant blend of exotic charm and classic elegance. The walls are adorned with intricate mosaic tiling in rich, bold colours, and classic white sanitary ware provides a perfect balance to the vivid decor, ensuring the room remains both stylish and functional.

SNUG 14'10" x 13'1" (4.53 x 4.01)

The lower ground floor snug, equipped with underfloor heating and featuring dual windows, offers a cosy yet bright retreat. Its intimate setting makes it an ideal TV or music room, providing a perfect, comfortable space for grown-up children to relax.

STUDY 11'3" x 6'9" (3.43 x 2.06)

A versatile workspace featuring a stone floor with underfloor heating and dual-aspect windows which allow ample natural light, creating an ideal environment for productivity and focus.

UTILITY ROOM 14'10" x 9'3" (4.53 x 2.84)

A spacious utility room featuring a range of base units, plumbing for a washer and dryer, and a classic butler sink. The room benefits from underfloor heating for added comfort, and provides access to a large storage cupboard/larder, offering ample storage solutions.

FIRST FLOOR

PRINCIPAL BEDROOM 16'3" x 14'0" (4.96 x 4.28)

A stunning principal bedroom boasting a large bay window to the front aspect, flooding the space with natural light. The room features beautiful wooden floorboards and a charming iron fireplace, adding character and warmth to this elegant retreat.

EN-SUITE 9'1" x 3'5" (2.78 x 1.05)

An elegant en-suite featuring half-tiled white walls and a

contrasting tiled floor with electric underfloor heating for added comfort. The space is completed by a fully tiled walk-in shower, combining style and functionality in a refined design.

BEDROOM TWO 15'6" x 13'2" (4.73 x 4.02)

A spacious double bedroom featuring bespoke storage solutions and warm wooden floorboards. The room is illuminated by vast windows, allowing for plenty of natural light and creating an inviting, airy atmosphere.

BEDROOM THREE 15'7" x 9'4" (4.75 x 2.87)

A good-sized double bedroom featuring stripped wooden flooring and built-in storage. The room also includes a charming feature fireplace and a window adorned with shutters, adding character and warmth.

FAMILY BATHROOM 10'1" x 8'8" (3.09 x 2.65)

A classically styled family bathroom featuring white tiled walls and a pristine white bathroom suite. The space is complemented by a fully tiled walk-in shower, creating a clean and timeless aesthetic perfect for family living.

SECOND FLOOR

FOURTH BEDROOM 18'0" x 8'8" (5.49 x 2.66)

A charming attic room featuring a beautiful circular window that overlooks the Buntingford landscape. The space is enhanced by a panelled feature wall and cosy carpeting. It also benefits from a separate WC and washroom, adding convenience to this delightful room.

WC AND WASH ROOM 8'5" x 3'6" (2.58 x 1.08)



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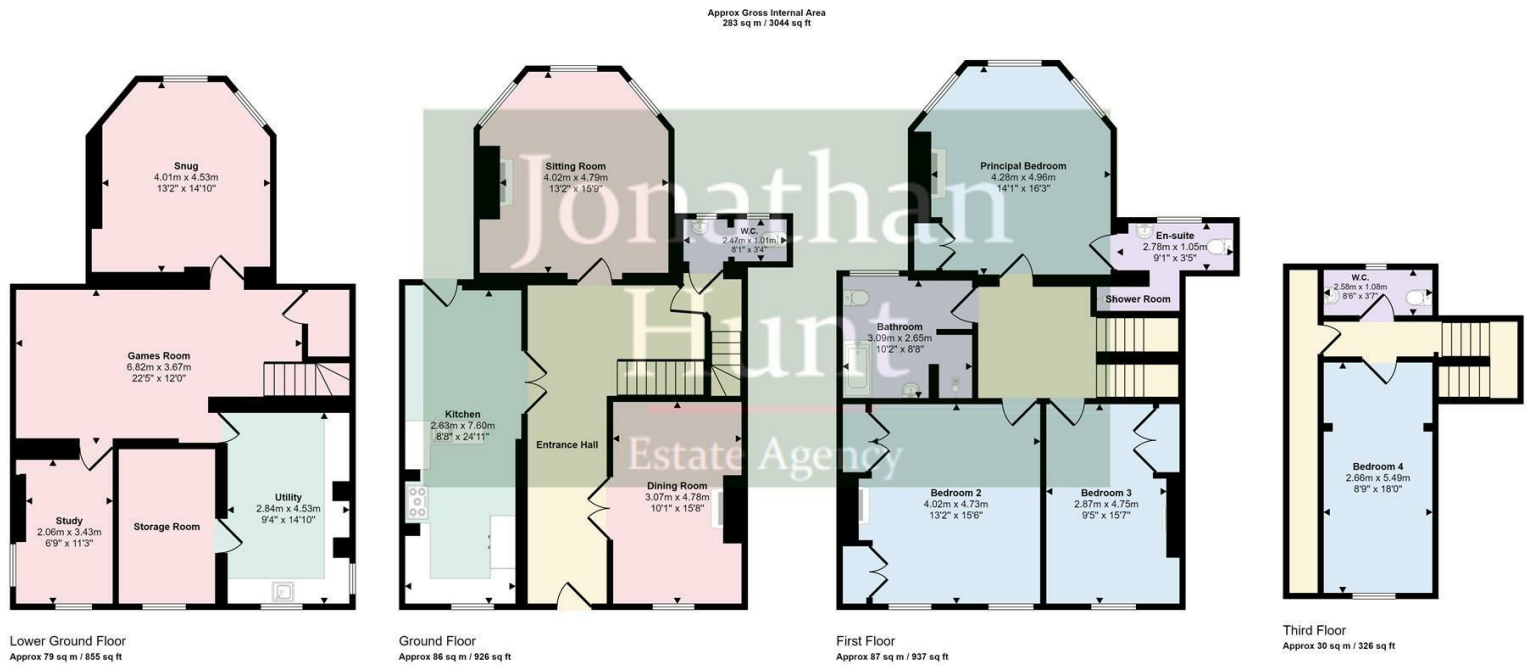


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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Stuppy 360.

