

Jonathan Hunt

ESTATE AGENCY

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School House Westmill, Buntingford, Hertfordshire, SG9 9LL

Offers In The Region Of £695,000

School House Westmill, Buntingford, Hertfordshire, SG9 9LL

Occupying an elevated position within this enchanting village, this handsome three-bedroom home forms part of the original Victorian school and retains its striking flintstone façade—a rare architectural treasure.

Just a short stroll from the village green, local tea shop, far-reaching countryside walks, and an award-winning gastro pub, the setting is as idyllic as they come.

Having undergone a thoughtful overhaul by the current owners, the property now offers a versatile layout. On the ground floor, you'll find an inviting entrance hall, cloakroom, kitchen/breakfast room, lounge, dining area, and a bright garden room. Upstairs features three well-proportioned bedrooms and a stylish family bathroom.

Outside, a generous driveway leads to a single garage (currently used as a workshop), while mature gardens wrap around the front and side, framing the house beautifully.



ENTRANCE HALL

LOUNGE 16'10" x 12'0" (5.15 x 3.67)

DINING AREA 11'8" x 8'8" (3.56 x 2.66)

KITCHEN/BREAKFAST ROOM 13'8" x 11'4" (4.18 x 3.47)

GARDEN ROOM 18'4" x 5'10" (5.6 x 1.80)

W/C

PRINCIPAL BEDROOM 14'3" x 11'10" (4.35 x 3.62)

BEDROOM TWO 10'11" x 9'8" (3.33 x 2.97)

BEDROOM THREE 11'6" x 6'3" (3.53 x 1.91)

BATHROOM 8'6" x 5'3" (2.6 x 1.62)

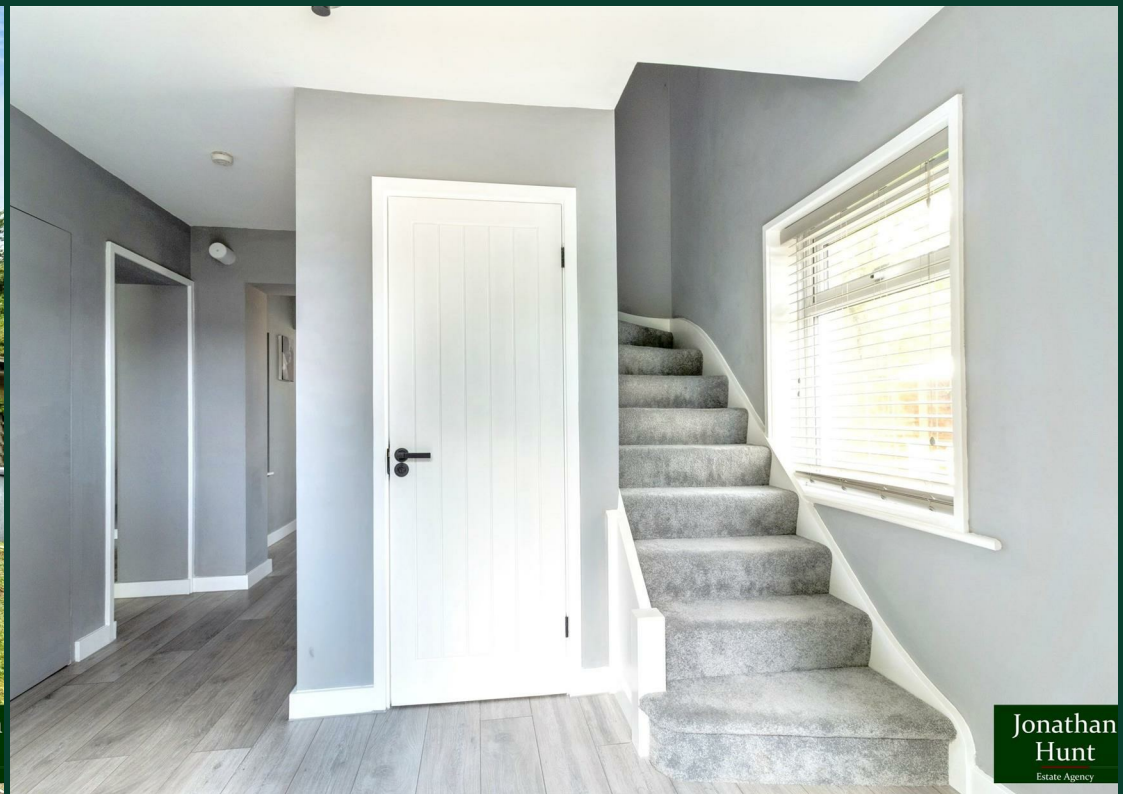
FRONT ASPECT

GARDEN

GARDEN pic 2



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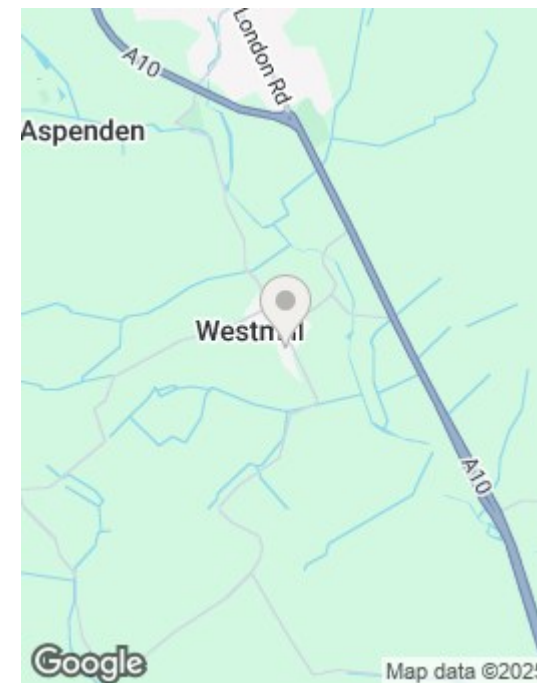
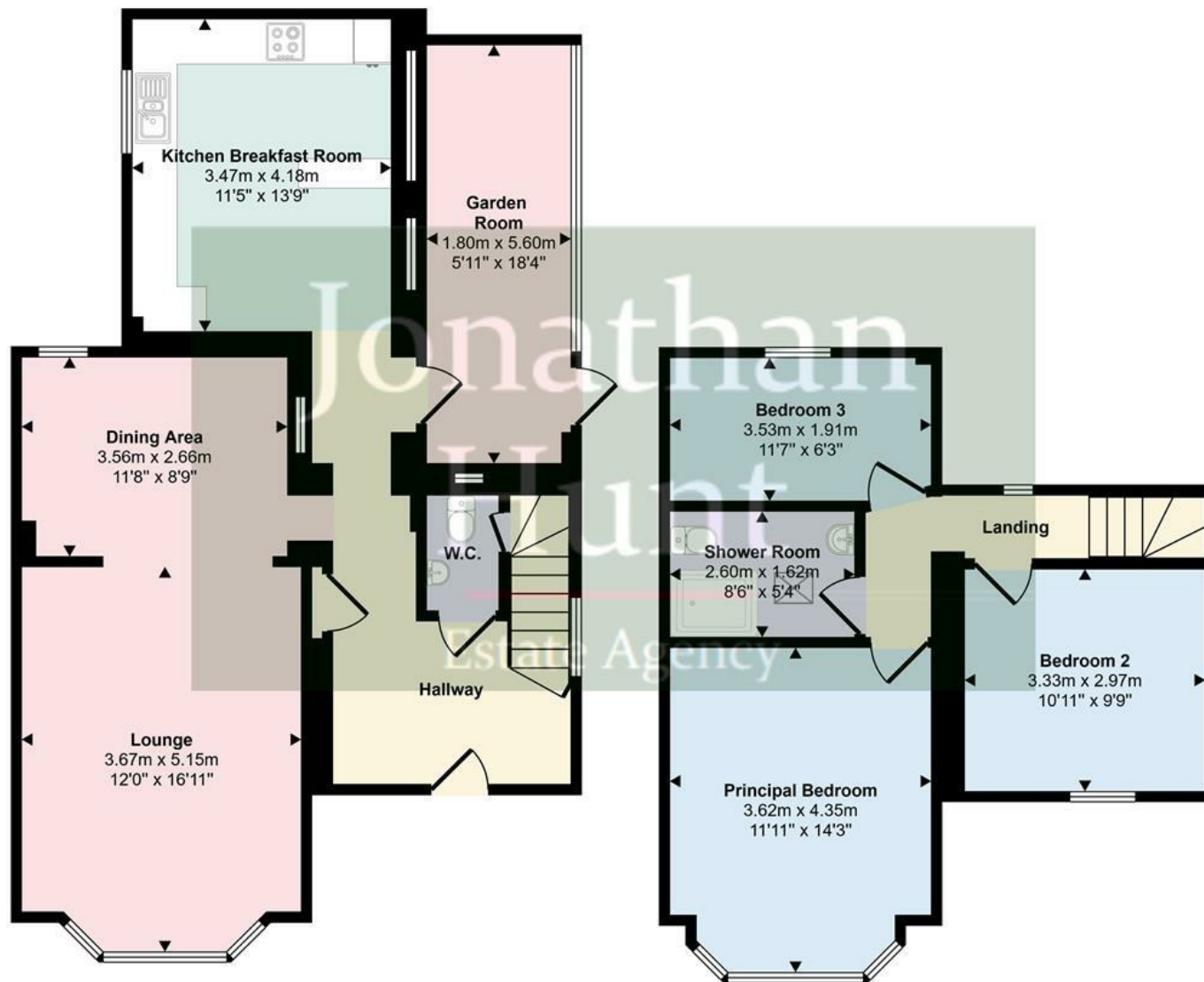
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Approx Gross Internal Area
118 sq m / 1266 sq ft



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	37		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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 Snappy 360.