



BigBlackHen.com

The beautifully simple new way to sell your home

---



## Broad Oak Lane, Hertford

Number 21 Broad Oak is a luxury assisted living cottage in a gloriously peaceful rural setting. Two Bedrooms, one en suite, bathroom, living room and kitchen. Use of superb shared facilities within beautifully converted period barn.

**£390,000**

01992 87 85 80

---



## Broad Oak Manor Assisted Living

Broad Oak Lane is a unique development of architect designed luxury assisted living cottages, bungalows and apartments in a gloriously peaceful rural setting only a short distance from the picturesque county town of Hertford. The owners benefit from a choice of the highest quality management and care services, developed at the Broad Oak Manor nursing home. These include nursing, housekeeping and catering. Each individual can choose the exact package of care and other services that best meets their needs. The aim is to offer you a home and care package that suits your current lifestyle with the flexibility to cater for future changes in circumstance. These character properties have been built to the highest specification in an attractive courtyard layout and have access to a magnificent restored Listed Barn, which houses the central meeting area, including reception, lounge, restaurant, function rooms and gym with changing and showering facility (coffee, teacakes and biscuits are available to residents and guests anytime during the day). There are other styles of retirement property available on site, so please do ask for full details and to arrange a viewing to see the facilities and meet the staff.

## Overall Description

Number 21 is the "Ellersie" design and has a light and spacious L shaped open plan fully fitted kitchen and living room with French doors out onto the courtyard. There is a master bedroom with en suite fitted bathroom, a second bedroom/reception room with patio doors to a secluded terraced garden area and a separate modern shower room including second WC and basin with white, glass and chrome fittings. The living accommodation is open plan allowing plenty of space to fit in larger furniture (which people have often collected over the years). The high quality modern kitchens include electric hob, fridge with a freezer compartment and washer dryer. The properties benefit from modern under-floor heating and argon filled double-glazing. The shower room is fitted with non-slip wet floors and high quality Novellini glass shower screens.

## Location

This luxury development is tucked away in the grounds of Broad Oak Manor, a grand Victorian Country House set in its own attractive walled gardens, which has been run as a successful and well-regarded Nursing Home since it was converted in 1986. The whole site is set in a gloriously tranquil rural location, bordered by open Hertfordshire countryside, yet only a mile from the historic and picturesque county town of Hertford. This is a thriving market town with excellent range of shops, banks, restaurants and other facilities and has direct rail (40 minute) links to London from both Hertford North and Hertford East railway stations. The A1 is easily accessible, via the A414 dual carriageway.

## Accommodation

From the covered paved area to the front, glazed front door leads into:

### Open Plan Living/Kitchen 26'2 x 16'1 (7.98m x 4.90m)

Kitchen (8'1 x 12'11) High quality modern kitchen including electric hob, space for fridge/freezer and space for washer/dryer. Living Area (15'1 x 14'1) Patio doors lead to the front. Television aerial point. Telephone point.

### Hallway 7' x 3' (2.13m x 0.91m)

Loft access hatch.

### Shower Room 7' x 5'1 (2.13m x 1.55m)

Spotlights. Walk-in shower enclosure. Low-level WC. Wash-hand basin. Extractor fan. Non-slip wet floors and high quality Novellini glass shower screens.

### Bedroom 1 14' x 9'1 (4.27m x 2.77m)

Window to rear. Wardrobe with wooden shelving and clothes rail. TV aerial point. Telephone point. Door to:

### En suite

Spotlights. Panelled bath. Low-level WC. Wash-hand basin. Extractor fan.

### Bedroom 2 11' x 10' (3.35m x 3.05m)

Patio doors to rear. TV aerial point. Telephone point.

## Outside

The property comes with the exclusive use of a small garden area with patio and lawn.

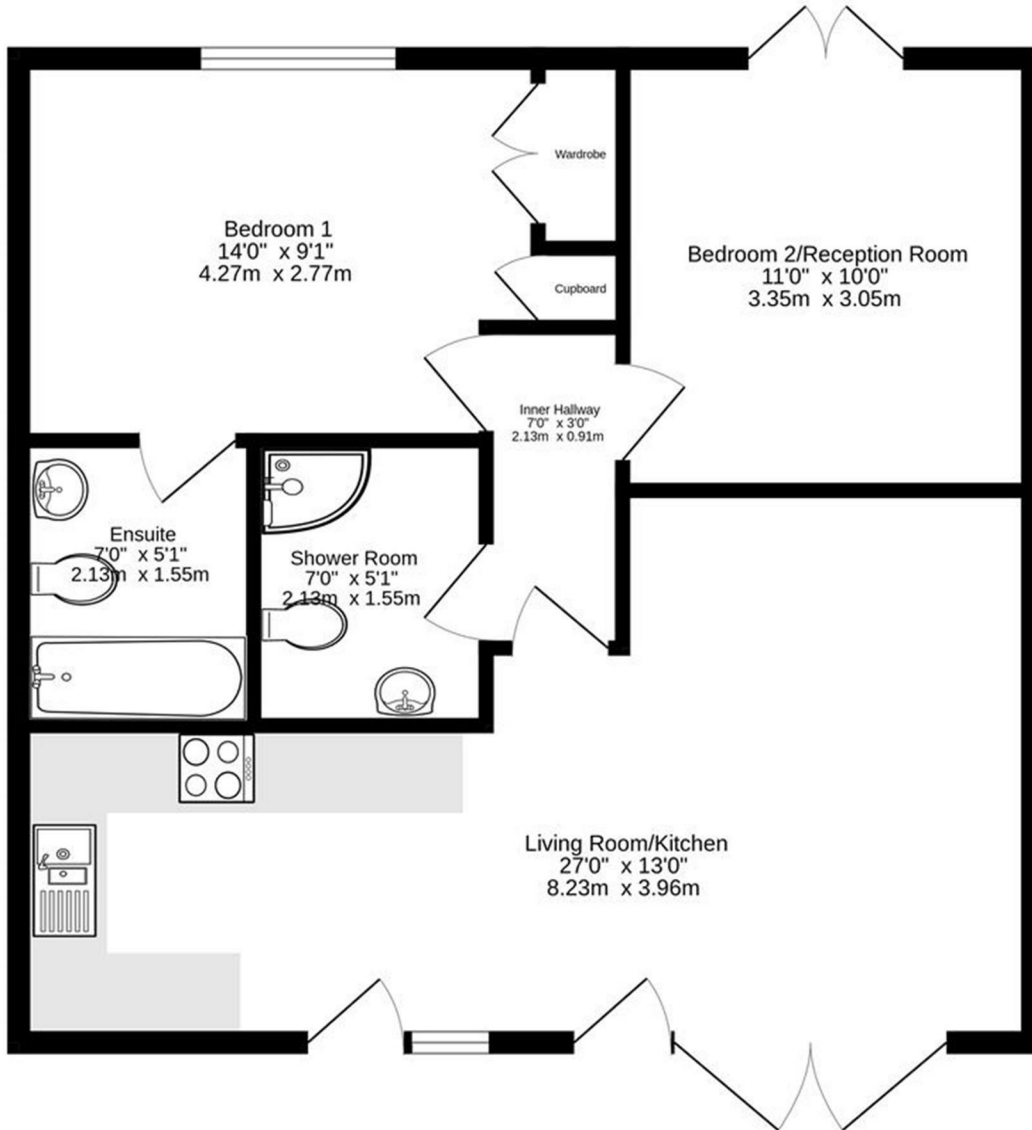
[About BigBlackHen.com](http://BigBlackHen.com)

---



Beautiful stylish presentation, innovative marketing online and in local newspapers, client-friendly contracts, good old-fashioned personal service - all for a simple, straightforward and low fixed fee that should save you money. Plus if you buy at Broad oak we will take 10% off our already low fees. For more information, or to arrange a free no obligation valuation, just call Nigel or Bobbie on 01992 878580.

Ground Floor  
658 sq.ft. (61.1 sq.m.) approx.




TOTAL FLOOR AREA : 658 sq.ft. (61.1 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.  
Made with Metropix ©2024





# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>74</p>	<p>90</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



BigBlackHen.com

