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Waterford Hall, Waterford

A magnificent Coach House conversion with considerable period charm, a detached Granary Annexe and beautifully landscaped gardens.

£1,100,000

01992 87 85 80



Overall Description

This magnificent character Grade II Listed family home started life as the 17th century coach house and Victorian granary for Waterford Hall Farm, itself dating back to the early 1600's, that was converted, along with the other farm buildings, into luxury homes in 1993. As you would expect from a property with such a long history, it has a great deal of period character and charm, including weatherboarding outside and exposed roof timbers and original brickwork inside. However, this is a modern and practical home combining contemporary features with all of its history, so very much the best of both worlds. The large first floor sitting room definitely has the wow factor, with its high vaulted ceiling, oak beams and impressive period fireplace with red brick chimney and hearth. The master bedroom is also on the first floor and is equally impressive with high ceiling, exposed timbers, a dressing area, en-suite bathroom and pretty views down the garden. The other rooms are all downstairs with the entrance hall leading to the second and third double bedrooms and bathroom on one side and through to the reception rooms on the other. There is a good-sized dining room with adjoining kitchen and both lead into the oak-framed garden room, added by the current owners (who have lived here since 1999) and a great place to enjoy views down the lovely large garden. The detached Granary sits at the entrance to the property next to the drive and would suit a number of different purposes, either as an annexe for an elderly relative/young adult, as a home office, or just as ancillary accommodation to the main home for when family are visiting. The property has large and beautiful gardens to front and back, the latter being cleverly sub-divided into three with well-stocked cottage style flowerbeds and hedge borders for privacy. There is ample private parking in front of the house for four cars, turning space on the communal gravel area and the house also has a large double garage just off the communal entrance with visitor parking.

Location

This superb character property sits just outside of the Hertfordshire village of Waterford, around two miles to the north of the historic market town of Hertford, so only a short drive or 1.7 mile walk from Hertford North station with its regular services to Moorgate via Finsbury Park. Waterford lies on the river Beane so has lovely riverside and countryside walks (it is on The Hertfordshire Way), including through the Waterford Heath Nature Reserve. The village church, St Michael and All Angels, is notable for its Pre-Raphaelite stained glass windows. The picturesque town of Hertford is a vibrant community with a very good range of facilities including local and high street shops, supermarkets (Sainsburys, M&S, Tesco, Aldi), pubs, coffee shops, excellent restaurants and sports clubs. The Theatre has recently reopened after major development and the town also has Hartham Common with its swimming pool, tennis courts and running track and Hertford Castle with its attractive public gardens. Hertford has excellent schools at all levels and local public schools include Heath Mount and Haileybury. Further amenities are available close-by in Welwyn Garden City (John Lewis, Waitrose) and Stevenage (The Lister Hospital).

Accommodation

From the driveway a path leads up to the front door into the:

Entrance Hall 13' x 8'10 (3.96m x 2.69m)

Two full-height windows to front. Wooden flooring. Exposed beams and brick wall. Cupboard housing meters/electrics. Radiator. Stairs to first floor. Doors to the two downstairs bedrooms, the downstairs shower room and the dining room.

Dining Room 17'9 x 11'1 (5.41m x 3.38m)

Two full-height windows and glass door to the front. Exposed beams and brick wall with timbers. Wooden flooring.

Kitchen 18' x 8'3 (5.49m x 2.51m)

Full-height window and glazed door to front. Kitchen units with roll-top worksurfaces, one and a half bowl stainless-steel sink and granite tiled splash-back. Breakfast bar with open "window" into dining room. Space for electric oven. Space for fridge and for freezer. Space and plumbing for washing-machine. Granite tiled floor. Spotlights. Exposed timbers. Modern radiator.

Garden Room 16' x 9' (4.88m x 2.74m)

Oak-framed with vaulted ceiling and windows looking out over the rear garden. Tiled floor with under-floor heating. Spotlights. French doors out to the patio.

Bedroom Two 14'2 x 8'7 (4.32m x 2.62m)

Two windows to front. Exposed beams. TV aerial point. Fitted wardrobe. Fitted wall cupboards with shelving. Radiator.

Bedroom Three 14'7 x 8'6 (4.45m x 2.59m)

Accessed from the entrance hall. Window to rear. Exposed beams. Fitted wardrobes. Radiator.

Shower Room 8'8 x 5'4 (2.64m x 1.63m)

Window to rear. Fitted shower cubicle. Low-level WC. Wash-hand basin with mirror, light and shaver socket. Modern heated towel-rail. Spotlights. Airing cupboard with oil-fired boiler and shelving.

First Floor

From the entrance hall, open wooden stairs lead up to the first floor, open galleried landing.



Sitting Room 24'9 x 19'3 widest (7.54m x 5.87m widest)

A magnificent room with high vaulted ceiling, exposed roof timbers and an open fireplace with wooden mantel, brick chimney and hearth. Two windows to the front, one of which is full height (used as entrance to original hay loft) and two to the rear overlooking the gardens. Wooden flooring. TV aerial point. Three radiators.

Master Bedroom 19'5 x 17'8 widest (5.92m x 5.38m widest)

Windows to front and to rear overlooking the gardens. Vaulted ceiling with exposed timbers. Large fitted wardrobe units with cupboards above. Wooden flooring. Two radiators.

En-Suite Bathroom 16' x 6' (4.88m x 1.83m)

Window to rear overlooking the garden. Panel bath. Fitted shower cubicle. Low-level WC. Wash-hand basin with double shaver socket and mirror. Half-tiled walls. Tiled floor. Extractor fan. Storage cupboards. Loft hatch. Airing cupboard with factory-lagged hot-water cylinder and wooden-slatted shelving. Spotlights. Modern heated towel-rail.

GRANARY ANNEXE 23'7 x 19'3 (7.19m x 5.87m)

A detached timber-framed Victorian farm building, built for storing grain (hence being supported on cast iron staddles), and now converted into a useful annexe, either for use as ancillary accommodation to the main house or for use as a separate home office. The main room is 23'7 x 19'3 with a high vaulted ceiling, three windows to the side, electric power and light. Steps lead up to a mezzanine, 12' x 7'6, which has a balustrade and fitted desk/shelving and small window.

Outside

All five properties are entered through an electric, access controlled gateway onto a large gravel driveway with ample parking and turning space. There is a large private parking area in front of the Coach House - tarmacked - for four cars. There is an attractive low-maintenance front garden with flower beds set around areas of paving separated by low walls. Log store. The large back garden is a particular feature of the property and is sub-divided into three portions with hedge borders for privacy. There is a patio area next to the house and central lawn leading down the length of the garden, with well-stocked cottage garden borders, a small orchard and garden shed. The communal entrance and driveway has visitor parking and also leads to the DOUBLE GARAGE: 24'3 x 16'9 with two wooden garage doors to front, vaulted ceiling with storage and electric light/power.

Services and Other Information

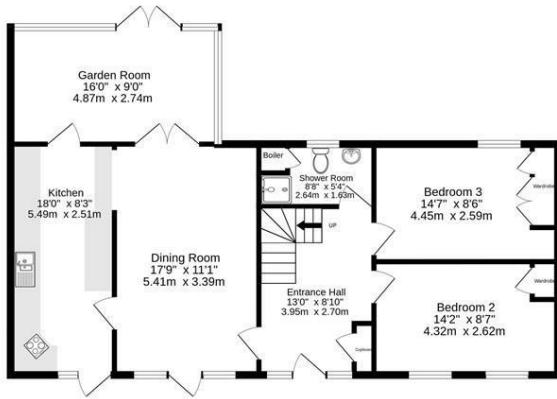
Mains water, drainage and electricity. Oil-fired central heating (There is no mains gas at Waterford Hall). Grade II Listed. There is a residents association for the five properties to manage the communal areas with a monthly contribution of £60 covering gardening, electricity for the lights, etc. The communal entrance and driveway is new, having just been relaid. Council Tax Band: G.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

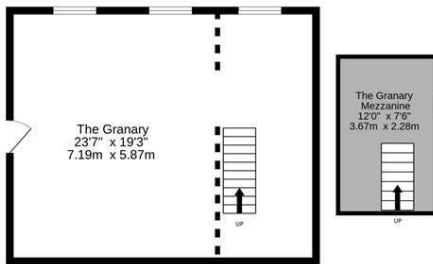
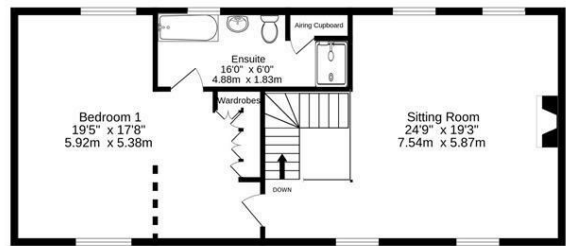
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
1346 sq.ft. (125.1 sq.m.) approx.



1st Floor
741 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 2087 sq.ft. (193.9 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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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.



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