



The Bell House

Aspenden | Buntingford | Hertfordshire | SG9 9PG

FINE & COUNTRY

STEP INSIDE

The Bell House

An impressive Grade II Listed, five/six bedroom detached family home built circa 1714 and later extended in the 1870's. The property offers many original features and is full of character and charm, such as impressive central bell, many exposed beams and feature fireplaces. This characterful home is situated in the sought after village of Aspenden, just south of Buntingford, surrounded by well-maintained grounds and backing onto farmland. There is a double carport and off-street parking for four cars, all set behind wooden gates. The property offers 4,239 sq. ft. of accommodation which includes a detached annexe which is just over 980 sq. ft. alone. This is a fabulous multi-generational family home, situated in a beautiful countryside location. There are well regarded local schools, cricket on the green and small playground, and just a short walk to local shops. The property has oil fire heating, open fires, and wood burner, exempt from EPC as a listed home. Council tax band G.

Step Inside

Through the porch and solid wooden feature door into a delightful light and airy hallway, with cloakroom and wooden staircase leading to the above floors. To the right there is a drawing room with wood burning stove leading you to the study which offers triple aspect windows and lovely views over the secluded front garden, a delight to work from home.

The dining room is to the left of the hallway, with electric fire and exposed beams, stunning views, a wonderful place to entertain.

The kitchen / breakfast area really is the heart of the home, with a feature full height window allowing the light to flood in. There is a lovely breakfast area with views over the gardens and door leading to the outside.

The utility and boot room, just to the rear of the kitchen, plenty of space with store cupboard and store room housing boiler. Ideal to use this entrance after a lovely walk through the countryside.

The first-floor landing overlooks the impressive farmland to the rear. There is a spacious master bedroom with dressing room and ensuite bathroom, a second large bedroom and family bathroom. On the second floor a further three bedrooms and bathroom, a lovely space for the children. One of the bedrooms has a partition wall which can easily be changed if a larger room is required however a great space for children to share with doorway connecting the rooms.

There is an annexe that is just over 980 sq. ft, a lovely space with wood burner, kitchen, shower room and mezzanine bedroom with built in cupboards. This would be a fantastic space for family members, air B & B accommodation or even a fabulous office / business space to work from home.



















STEP OUTSIDE

The Bell House

Step Outside

The property is secluded with well matured hedges, a cast iron gate to the front with lawn and pathway leading to the front door. The gardens are well maintained with various tree and shrubs, pathways leading to annexe and the rear of the house.

This home is set within approximately 0.4 acres, the rear gardens overlook the Hertfordshire countryside.

There is a double carport with wood store and large storage shed. There is parking for two cars within the carports and four cars on the drive way.

Location

The village offers a welcoming local pub, fantastic walks, cricket green, playground, and many historical buildings to enjoy.

Just over a mile walk to the town of Buntingford where you will find many local shops, restaurants, pubs, and schools. The A10 is also within a mile away for easy commute to London and Cambridge.

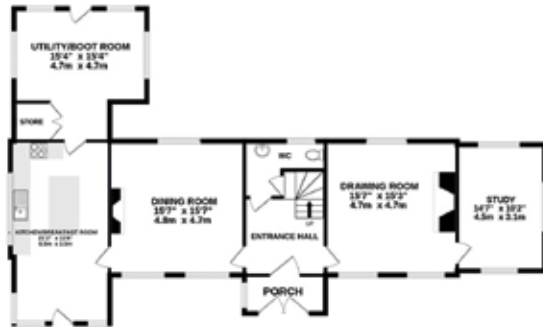
Surrounded by some of the most prestigious colleges such as St Edmunds, Bishops Stortford and Heath Mount.

Hanbury Manor Golf & Spa and East Herts Gold club are within a short drive.



THE BELL HOUSE

GROUND FLOOR
1246 sq.ft. (115.8 sq.m.) approx.



1ST FLOOR
944 sq.ft. (87.7 sq.m.) approx.



2ND FLOOR
507 sq.ft. (55.4 sq.m.) approx.



ANNEXE GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



ANNEXE 1ST FLOOR
219 sq.ft. (20.4 sq.m.) approx.



CARPORT
408 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 4239 sq.ft. (393.8 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.

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Council Tax Band: G
Tenure: Freehold
EPC Exempt

Price £1,695,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 10880001 Registered Office: The Elms, Aspden, Buntingford, Hertfordshire, England, SG9 9PG. Printed 21.02.2024





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