



Whempstead Barn
Whempstead | Ware | Hertfordshire | SG12 0PE

WHEMPSTEAD BARN

A quite stunning blend of contemporary design, ultra high specification and character features are found in this most impressive home set amidst beautiful countryside yet so close to stations, schools and town.



An amazing barn conversion that has been transformed by the present owners into this exemplary family home of substantial proportions. Completely renovated, extended and refitted to the highest of standards that showcase the vision and flair of the owners, this is a wonderful home that takes full advantage of some of the best views in the county. Set in grounds that approach two and a half acres with a fine large detached studio/annexe in the grounds ideal for those who work from home or as additional accommodation,

Whempstead Barn is not just a beautiful family home it offers owners a complete lifestyle package. A home that is perfect for entertaining family and friends in the heart of beautiful rolling countryside and yet is only a few minutes of the neighbouring towns of Hertford, Ware and Stevenage all of which offer rail connections into London. The nearby village of Watton at Stone benefits from its own station into Finsbury Park and Moorgate as well as a couple of lovely pubs, a general store/post office, bakers, a doctors surgery and village school. The surrounding area offers a first class range of both private and state schooling with Heathmount, Haileybury and St Edmunds college all within easy reach. Recreational amenities in the area are first class with many fine golf courses including Hanbury Manor, sports facilities, bridleways and footpaths.



STEP INSIDE



As soon as you walk inside the scale and character of the barn is displayed in front of you. The timber framework shows off the period features whilst the highly contemporary bespoke steel staircase, the glazed galleried landing, the huge glazed windows and doors, compliment and blend beautifully with the original features. The space and light on offer is spectacular. This is a truly impressive hallway with a 21' high vaulted ceiling. The flexibility of the accommodation is demonstrated here with the hallway being open plan to a lovely sitting area that has also previously been used as a dining area. In fact, there is ample space for both if one desired. Undoubtedly the Wow factor is the bespoke kitchen/family room that is truly impressive. A huge island and extensive range of units with under lit worktops, pop up extractor and high end integrated appliances are a dream. The kitchen extends into the dining/family area with bi fold glazed doors to one whole corner of the room taking in the fabulous views on offer and opening onto the huge south facing garden terrace. Open plan to this room is the main sitting room with exposed red brick wall, exposed timbers and one wall with glazed full height windows and French doors opening onto the large secluded courtyard at the rear. Also found at the very rear of the house is the good size office/study. In addition, there is, off the kitchen, a utility room and a cloakroom. On the other side of the house one finds a sumptuous master bedroom suite. Well appointed with an excellent range of wardrobes and a truly luxurious en suite bathroom fitted with a contemporary suite with freestanding bath, huge walk through shower, wc and twin basins. There is also a further double bedroom and en suite shower room on the ground floor.



The custom built steel staircase rises up to the galleried glazed landing with bespoke Keizer glass panels with clever concealed lighting that add to the spectacular surroundings. On this floor one finds four further bedrooms and two family bathrooms. Throughout there are exposed timbers and, as found elsewhere in the house, lighting is cleverly used to great effect.































STEP OUTSIDE

Whempstead Barn is approached off a small country lane through electric gates that lead into a rolled resin driveway that provides extensive parking for many vehicles. The grounds extend to approximately 2.30 acres and are mainly laid to lawn with shrubs and trees. Adjoining the house is a large south facing terrace from which one can really take in the amazing views over some of the areas most beautiful undulating countryside. The terrace is a wonderful place on which to entertain and enjoys an outside kitchen area with pizza oven.

Tucked away to the very rear of the house is a large secluded courtyard garden with raised beds and high hedging. A lovely peaceful spot to enjoy.

Toward the foot of the garden one finds a substantial detached studio which has been converted to the same high standards found in the barn to form a double story annexe with first floor bedroom/studio room, and a shower room, sitting room and kitchen on the ground floor. Perfect for those who work from home or require additional accommodation.



GENERAL INFORMATION

Local Authority: East Herts DC 01279 655261

Council Tax Band: H.
Energy Rating: C

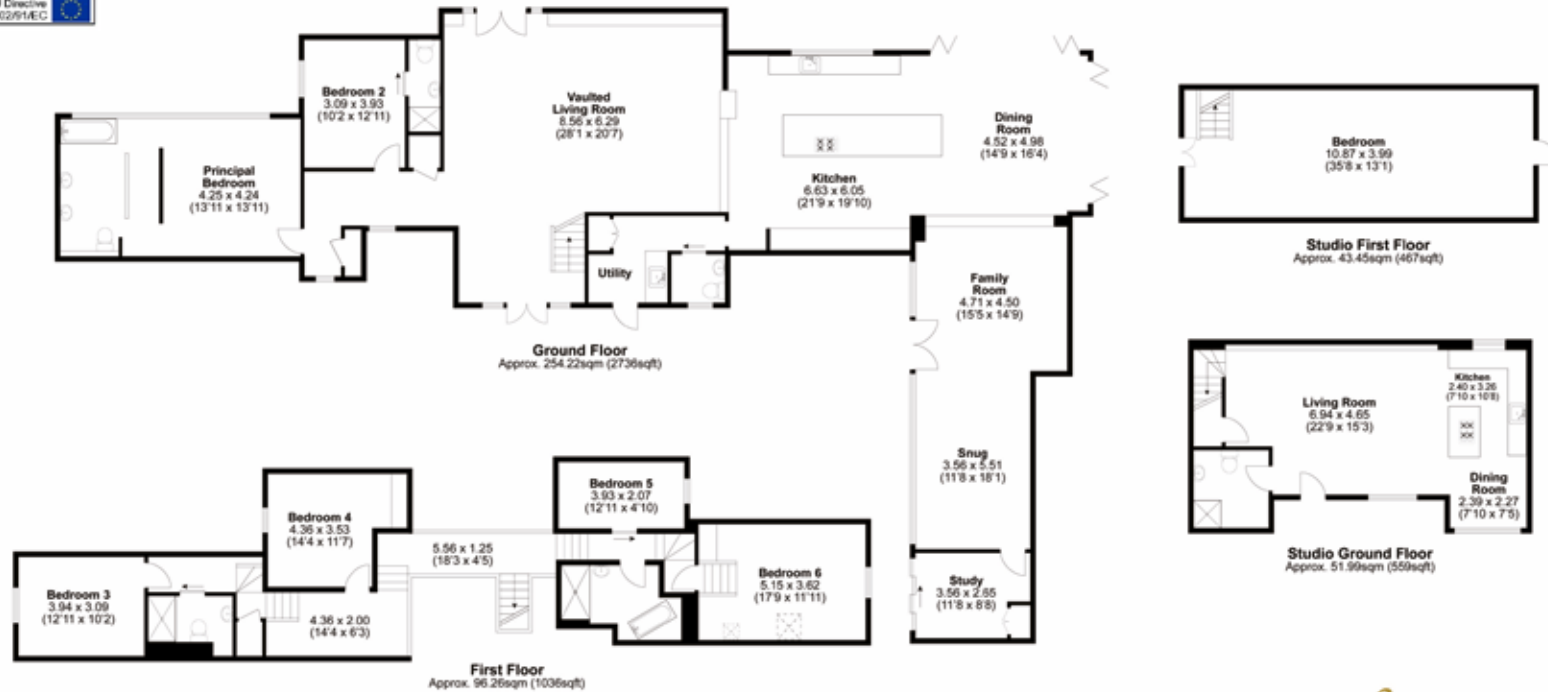
Mains water and electricity are connected. Air source heat pumps serve the house with underfloor heating to the ground floor and radiators to the first floor. Private drainage.

The property is Grade II listed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(58-68) D		
(46-57) E		
(35-45) F		
(21-34) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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TOTAL FLOOR AREA (Including Studio): 4798 sq.ft. (445.9 sq.m.) approx.

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