



The Old Barn Cottage  
20 High Street | Hunsdon | Ware | Hertfordshire | SG12 8NT

# STEP INSIDE

## The Old Barn Cottage

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'The Old Barn Cottage' is an extremely pretty and characterful four bedroom grade 2 listed family home, positioned perfectly in the ever popular East Hertfordshire village of Hunsdon.

The present custodians have completely refurbished the cottage to an excellent standard blending period features with well-chosen contemporary fixtures and fittings.

With accommodation well in excess of 1100 square feet this is a superb opportunity to acquire a versatile and ready to move into family home.

### Step Inside

The ground floor comprises of a very large entrance hallway, long living area, outstanding kitchen diner, utility room and WC, all of which are awash with the period features and exposed timbers. The kitchen diner is the standout room and heartbeat of this wonderful cottage, its positioned at the back of the property to enjoy direct access to the garden and has plenty of space to house a large table and chairs, all perfect for entertaining the whole family. The lounge enjoys views to the front, a centrally positioned log burning stove and can be rejigged when necessary depending on one's taste on layout.

The first floor provides four bedrooms and a family bathroom with the master room benefitting from having its own dressing area and an en-suite shower room which is a bespoke hammam steam room. All of the bedrooms are generous in size.











# STEP OUTSIDE

## The Old Barn Cottage

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The rear garden has been landscaped for ease of maintenance. Fully fenced to all boundaries with raised flower and shrub borders. The remainder is laid to artificial lawn. Good size timber garden shed. There is gated access to a shared side passageway which provides a bin store area. This can also be accessed from the front of the property and is shared with neighbouring houses. This area is independent of the rear garden, which remains completely enclosed and private.

### Location

The village of Hunsdon boasts two good pubs, with the Fox and Hounds having an excellent reputation locally for serving outstanding food and receiving a Michelin Bib Gourmand every year since 2012 – an acknowledgement by the Michelin guide of good quality, good value cooking. In addition there is a Post Office and convenience store, a petrol garage, and the transport links are very good with ease of access to Harlow which can see you into the city of London within 30 minutes by train, in addition there is either nearby Roydon, Ware or St Margaret's, using the Stanstead Express, within 45 minutes. The area is perfect for those who wish to enjoy the surrounding countryside with many footpaths and bridleways to explore. Some fine golf courses are found nearby and the area benefits from many sports and recreational amenities. Both state and private education is very well catered for with Heathmount, Duncombe school, St Edmunds College, Haileybury and Bishops Stortford College all within easy reach.

### Information

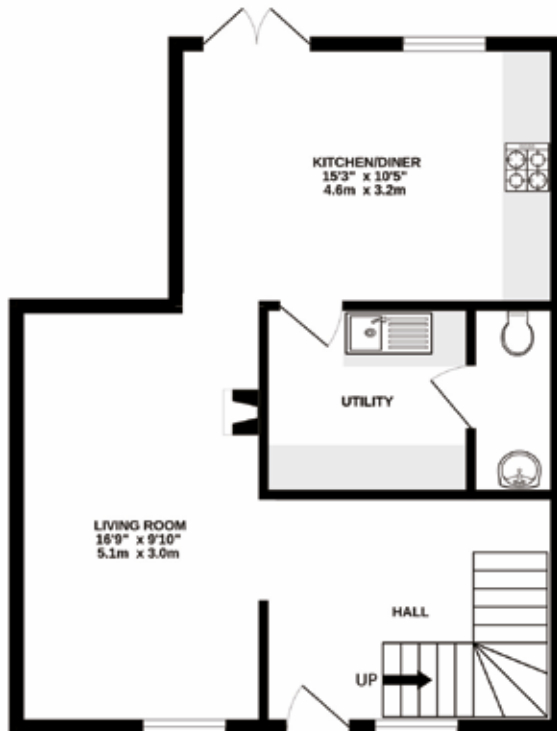
Council tax band E  
EPC - Exempt  
Local Authority - East Herts  
Mains drainage  
Oil fired heating



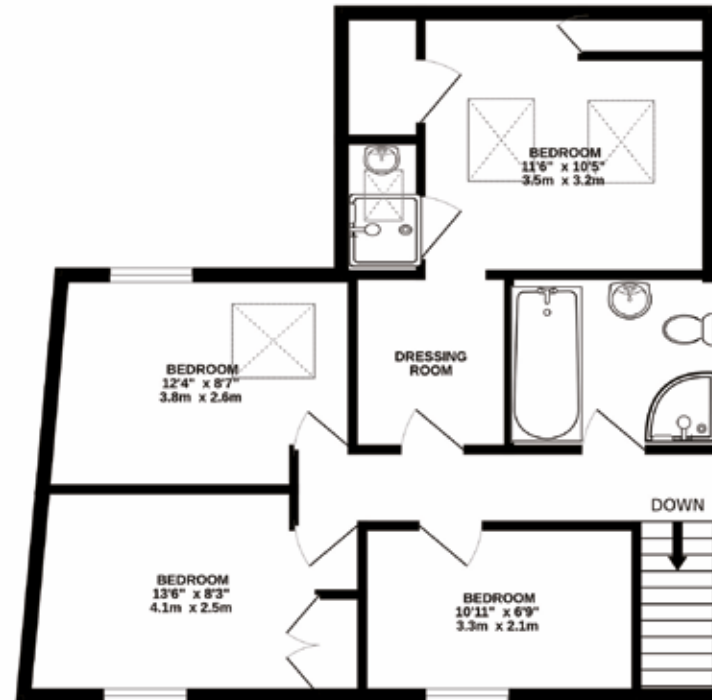
*Guide price* £ 5 6 5 , 0 0 0

## OLD BARN COTTAGE

GROUND FLOOR  
518 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR  
609 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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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