



2 Bridgefoot House
Union Terrace | Buntingford | Hertfordshire | SG9 9AP

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Bridgefoot House is a stunning Grade II Listed character home built around 1836 - 1837, situated in a quiet location just behind the High Street in Buntingford, Hertfordshire. Bridgefoot House is a converted former Workhouse, sympathetically designed, now creating 5 beautiful properties. This period home is set over three floors and full of character and charm. There is approximately 1342 sq. Ft of accommodation, with private rear garden accessed from the ground and basement levels. The property is walking distance to the High Street with all the amenities just on the doorstep, there are two allocated parking spaces to the front, AV car charging point and water tap. The property has gas central heating and underfloor heating in the basement level, mains drainage, EPC Exempt, Council Tax Band E.

Step Inside

A grand and inviting staircase leads you up to the front door of this fabulous four-bedroom family home. A light and airy hallway with beautiful high ceilings and porcelain chequerboard style tiled flooring. There is a staircase leading up to the first floor and cloakroom directly off the hallway. To the right you enter the stylish, kitchen dining room, where the flooring continues sympathetically, dual aspect windows that allow the light to flood through and picturesque views of the garden and church. The kitchen diner is well designed and allows plenty of space for the family to gather and dine. There is a delightful living room opposite the kitchen, with doorway leading directly out to the rear garden and a feature cast iron staircase leading down to the basement sitting room and bar area.

The basement level has been tanked and offers under floor heating, a stunning brick fireplace with wood burning stove and complimentary bar. This is a fabulous cosy, entertaining space and offers access to the rear garden via the storeroom. There is also a generous size bedroom which allows this space to work as a separate living area, master bedroom or guest area.

The first floor is a well-designed space with bright hallway and window to the rear, there is a generous bedroom with dual aspect windows and built in wardrobes. There are two further bedrooms, one of which is currently used as a study with a partition wall so can be opened to create another large room and a family bathroom central to all bedrooms.

Step Outside

The front of the property offers two allocated parking spaces and front garden, the rear garden which can be accessed from ground floor and basement level has been beautifully designed as a tropical landscape with patio area, artificial lawn and various tree and flower boarders. The garden is a real retreat and very private, a lovely place to relax and entertain.

Location

This wonderful home is situated in the heart of Buntingford, Hertfordshire, surrounded by country walks, pubs, restaurants, schools, amenities.

This fabulous home is just 8 miles to Royston, 10.5 miles to Ware, 11.8 miles to Bishops Stortford and 13.6 miles to Hertford.

The nearby train stations of Royston, Ware, Bishops Stortford and Hertford allow so much choice when commuting into London when needed.

For the frequent flyer it is 24.9 miles to Luton Airport, 17.6 to Stansted Airport and 58 miles to Heathrow Airport.





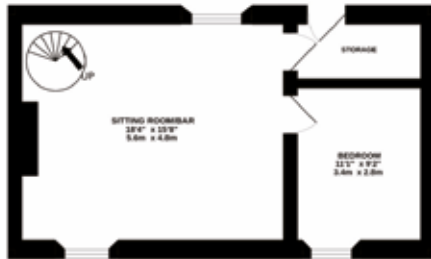






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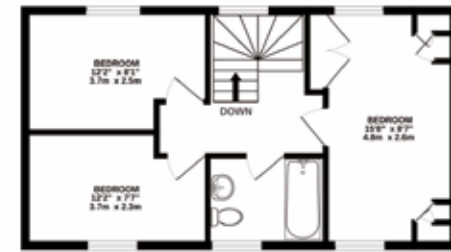
BASEMENT
432 sq.ft. (40.1 sq.m.) approx.



GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1342 sq.ft. (124.7 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.

EPC Exempt
Council Tax Band: E
Tenure: Freehold



Guide price £650,000



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 ©2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 10880001 Registered Office: The Elms, Aspenden, Buntingford, Hertfordshire, England, SG9 9PG. Printed



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