



The Barn
Friars Road | Braughing Friars | Ware | Hertfordshire | SG11 2NR

The Barn

The Barn was built in 1985 and set within just under 1.7 acres of land, with views of the countryside from front to rear. This five-bedroom semi-detached home is approximately 2029 sq. ft of accommodation in the main house. A total of floor area of 4835 sq. ft including the pool room garages, stables and annex. Braughing Friars is a small Hamlet, approximately a mile away from Braughing, in Hertfordshire.

This family home is offered with no onward chain and offers everything you need and within an easy commute to local schools and shops, surrounded by lovely Hertfordshire countryside. There is a pre application for development potential which is currently being explored by the local authority. The property has oil fired central heating, a treatment plant sewerage system, EPC band E, council tax band F.

Step Inside

Through the porch into the entrance hallway where the staircase leads to the first floor, there is a ground floor cloakroom and storage area. The living room is spacious with a brick-built fireplace and French doors to the rear leading out to the garden room and a door to the side leading to a wooden storeroom. Currently there is a lift in the living room which takes you to the first-floor principal bedroom which can be removed.

A partition wall has been created centrally to this home, which ideal as a study area and could be a great playroom. The kitchen diner is spacious and allows plenty of space for all the family to gather for a meal and entertain with views of the rear garden. The kitchen diner flows back around into the garden room with French doors connecting the two. The boot room is just off the garden room, ideal to have coats and boots after the gardening or a lovely dog walk.

On the first floor you will find a large principal bedroom with open planed ensuite bathroom and French doors opening out to what could be a beautiful roof top terrace with a little refurbishment, a fantastic view of the garden every morning. Currently the lift from the ground floor leads into this bedroom.

There are a further four bedrooms, one has a partition through the centre and can easily be opened to create a larger space if required, these four bedrooms share a modern family bathroom.

Step Outside

A superb garden measuring just under 1.7 acres, mainly laid lawn and various flower and shrub borders, pond to the rear and paddocks with plenty of matured trees offering privacy.

There are four garages in a block, five stables, a two-bedroom annex which measure approximately 570sq.ft and a swimming pool which is covered and heated. There are various sheds and storage buildings within the grounds and two storerooms which are attached to the house.

There is a pre application for development potential which is currently being explored by the local authority. The sewerage treatment plant is shared currently with the adjoining neighbour and costs split 50/50 to empty and was fitted just a few years ago.











THE BARN

MAIN HOUSE - GROUND FLOOR
1234 sq.ft. (114.6 sq.m.) approx.



STABLES
652 sq.ft. (60.6 sq.m.) approx.



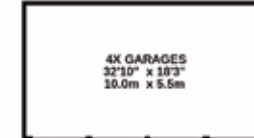
MAIN HOUSE - 1ST FLOOR
799 sq.ft. (73.9 sq.m.) approx.



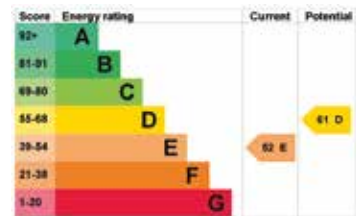
POOL
995 sq.ft. (91.9 sq.m.) approx.



GARAGE
509 sq.ft. (46.9 sq.m.) approx.



ANNEXE
570 sq.ft. (52.9 sq.m.) approx.



Council Tax Band: E
Tenure: Freehold

Guide price £900,000

MAIN HOUSE: 2029 sq.ft. (188.5 sq.m.) approx.
TOTAL FLOOR AREA: 4835 sq.ft. (449.2 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.



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 30.01.2025



Fine & Country Ware, Hertford and Welwyn
Office 1, 21 Baldock Street, Ware, Hertfordshire SG12 9DH
01920 443898 | 07859 977793 | heather.curtis@fineandcountry.com

