



## Rotten Row

Furneux Pelham, Hertfordshire, SG9 0JP

FINE & COUNTRY

## Rotten Row, Furneux Pelham, Buntingford, SG9 0JP

A quite charming, substantial and rarely available 16th century grade 2 listed farmhouse with multiple outbuildings offering in excess of 10,000 square ft of excellent flexible accommodation tucked away in an idyllic, very private rural setting between Braughing and Furneux Pelham. A real 'Hidden Gem'.

Full of charm and character, Rotton Row is a truly unique and exceptional 'One off' country home that offers the opportunity to immerse oneself in a beautiful setting with no neighbours in sight with accommodation comprising of six bedrooms, six receptions, a substantial 2500 square foot detached residential barn conversion, 2 further barns, stabling and grounds approaching 14 acres in total.



# STEP INSIDE

Rotton Row, Furneux Pelham, SG9

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The ground floor offers spacious and well-proportioned reception rooms with an abundance of character, charm and original features. Of particular note are the sitting room, drawing room and dining room as these are a reflection of the history and the original parts of the home. A fine dining room to entertain with two superb rooms to relax in.

The kitchen is the heartbeat and is very attractive, its set centrally with the continuation of original features and a large AGA with multiple hot plates and ovens which has been fitted into the inglenook fireplace. This room offers versatility by adjoining the snug area and an additional dining area which could be opened up for a more open plan style living, if desired, as there are further rooms which include an office/study and utility room.

The first-floor landing is very spacious and bright and the accommodation upstairs provides four bedrooms and a separate shower room, the two larger rooms have sizeable en-suites with the master bedroom enjoying triple aspect views, perfect to wake up to the morning sunrise. The original features continue with plenty of exposed timbers and original brickwork on display, the second floor has two further bedrooms.

In total the house offers 4453 square feet of excellent living accommodation.











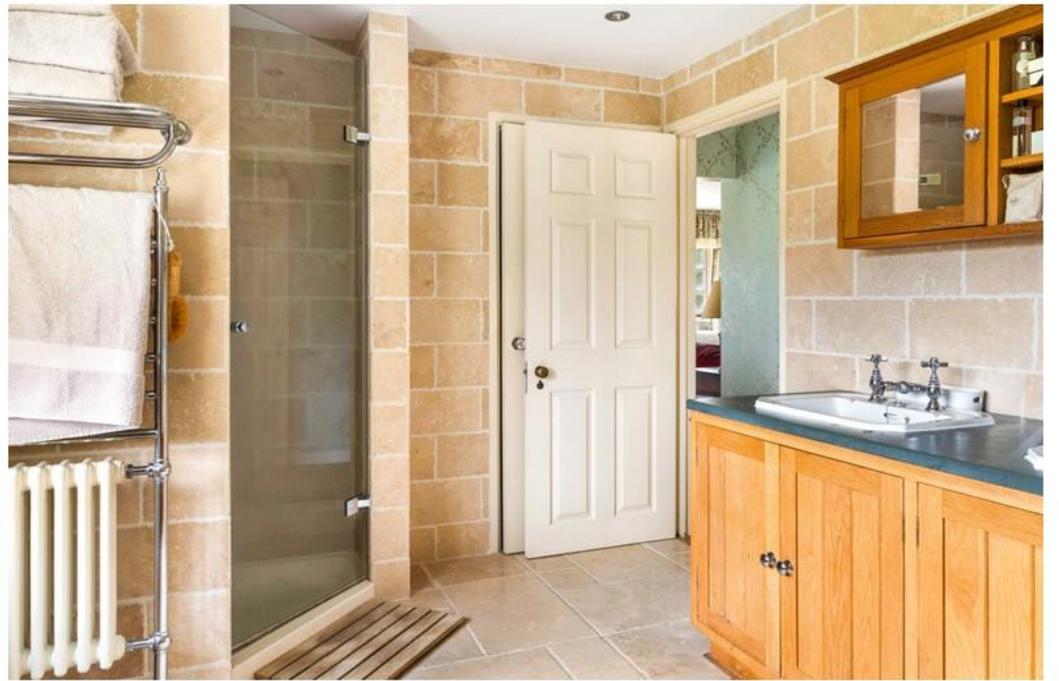












# STEP OUTSIDE

Rotten Row, Furneux Pelham, SG9

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As you arrive, the driveway is neat, well-kept and flows perfectly to where one parks in front of the high barn where one can truly absorb this hidden gem. The farmhouse is positioned centrally within around 3.5 acres of formal gardens which are beautifully cared for, mature, private and a reflection of the owners passion for their home. There is a heated outdoor pool with summer/pool house with excellent views of the neighbouring fields and paddocks. For the equestrian enthusiast there are four stables and a tack room and a further 11 acres of paddocks with a menage.

Independent of the house there is the main barn, the high barn and the agricultural barn, all of which have been nurtured and cared for by the owners. The main barn is substantial in size and lends itself perfectly to multi-generational living. The high barn is of timber frame construction and offers a double car port, masses of storage and an excellent workshop. In addition there is a natural pond/lake

General Information:

Local authority: East Herts DC 01279 655261.

Council Tax Band: H

The property is Grade 2 listed

Oil Fired central heating

Water obtained via a borehole

Mains electricity









# LOCATION

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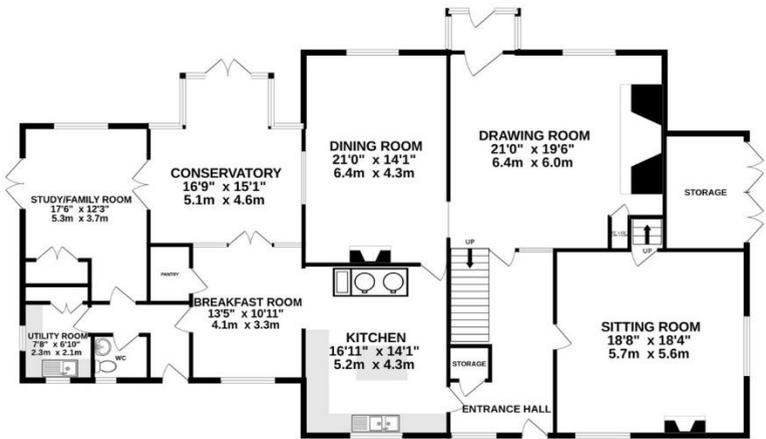
Rotton Row is located between Braughing and Furneux Pelham, both of which are very popular East Hertfordshire Villages offering excellent local pubs, countryside walks, access to bridle paths and good local primary schooling.

Bishop's Stortford is just under 8 miles away and has excellent schooling, both state and private, an array of superb shops and direct rail access to London's Liverpool Street and also to Cambridge. For the further afield commuter, Stanstead Airport is around 12 miles away.

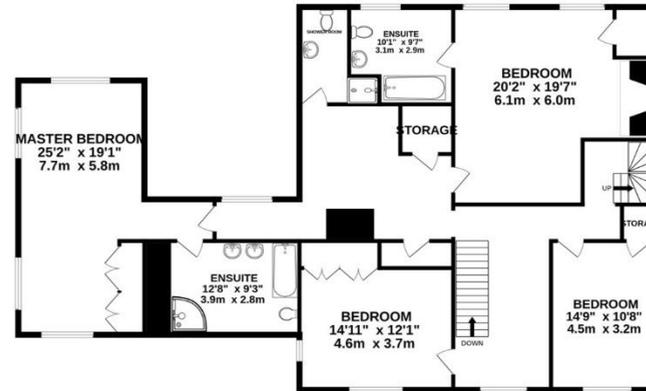
For the equestrian enthusiast, there are plenty of excellent bridle paths and hacks to pick up directly from the property with the need for a horse box, in addition there are very good local riding schools such as Brook Cottage which is located just down the road in Furneux Pelham.

# ROTTON ROW - MAIN HOUSE

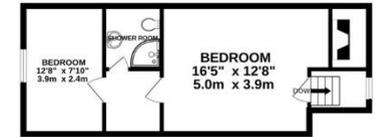
GROUND FLOOR  
2268 sq.ft. (210.7 sq.m.) approx.



1ST FLOOR  
1779 sq.ft. (165.3 sq.m.) approx.



2ND FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 4453 sq.ft. (413.7 sq.m.) approx.

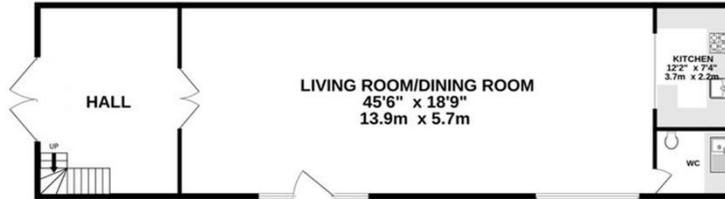
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



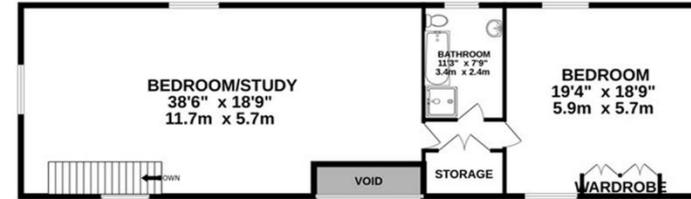
TOTAL FLOOR AREA OF MAIN HOUSE +  
ALL OUTBUILDINGS:  
10,340 sq.ft. (960.62 sq.m.) approx.

# ROTTON ROW - MAIN BARN

MAIN BARN - GROUND FLOOR  
1247 sq.ft. (115.9 sq.m.) approx.

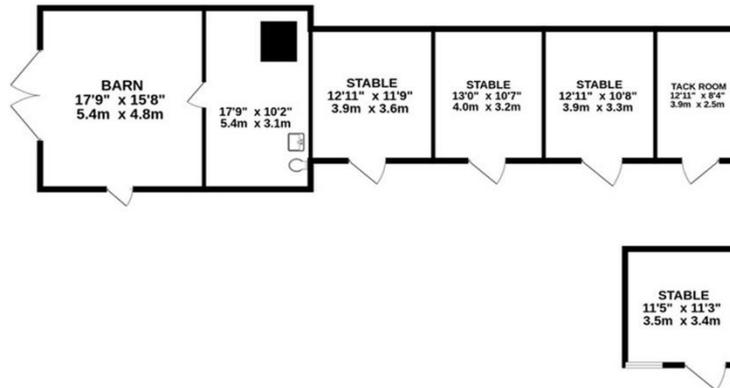


MAIN BARN - 1ST FLOOR  
1198 sq.ft. (111.3 sq.m.) approx.



## OUTBUILDINGS

STABLES  
1109 sq.ft. (103.0 sq.m.) approx.



SUMMER HOUSE  
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 3846 sq.ft. (357.3 sq.m.) approx.

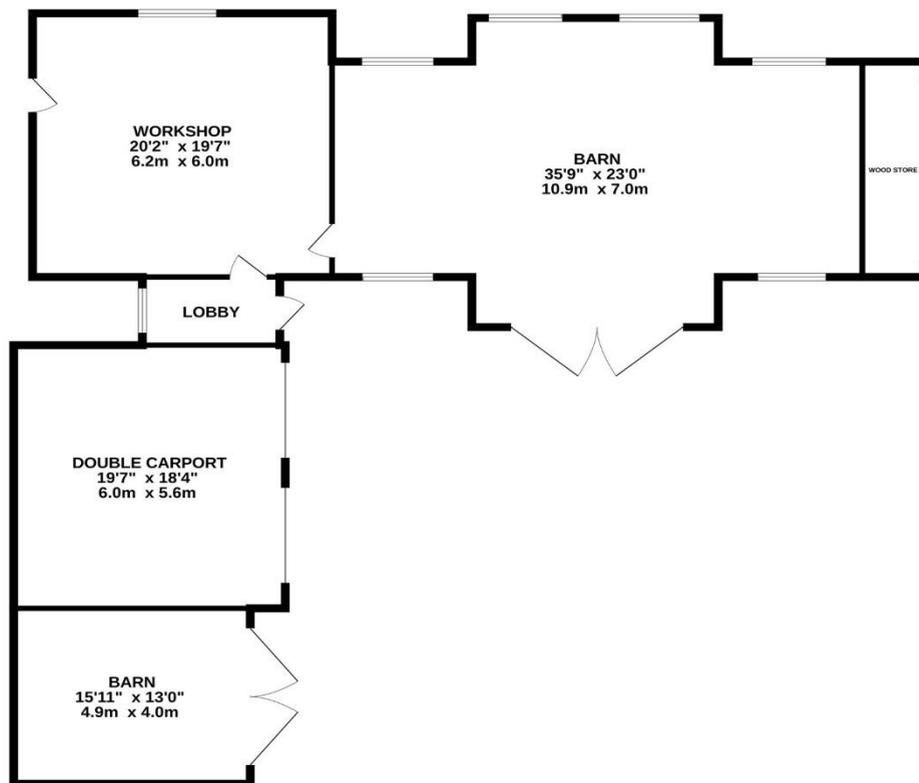
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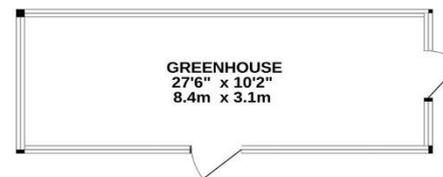
TOTAL FLOOR AREA OF MAIN HOUSE + ALL OUTBUILDINGS:  
10,340 sq.ft. (960.62 sq.m.) approx.

# ROTTON ROW - HIGH BARN

GROUND FLOOR  
1762 sq.ft. (163.7 sq.m.) approx.



GREENHOUSE  
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 2041 sq.ft. (189.6 sq.m.) approx.

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TOTAL FLOOR AREA OF MAIN HOUSE +  
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AGENTS NOTE: Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Floorplans are for guidance only, are not to scale and should not be relied upon for their accuracy



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