



The Barn House
Wareside | Ware | Hertfordshire | SG12 7RG



Tucked away in an exclusive rural hamlet you will find “The Barn House”, a stunning four bedroom Grade 2 listed country home which offers beautiful views of open farmland. The Barn House’s main living space has a show stopping vaulted ceiling and fantastic floor to ceiling views. With accommodation in excess of 2500 sq ft, The Barns’ master suite has a dressing room and en suite, a three further bedrooms and three bathrooms. The plot is approaching half an acre, with the garden surrounding the property with a terrace, two patio areas, a large driveway and cart lodge.

Step Inside

Entering The Barn House through the front door leads you straight into the heart of the home, an impressive room that works beautifully as a formal dining room, lounge and TV snug. The modern wood burning stove hangs effortlessly in the centre of the room and floor to ceiling patio doors give open countryside views. The mezzanine level overlooks the room and is a versatile area that works as a study or quiet space to read and relax, while the space underneath it works brilliantly as a cosy TV snug. On this side of the barn are two lovely ground floor double bedrooms, both with en suites and views over the garden.

On the other side of the barn, the kitchen/breakfast room has seating at the island, stylish granite worktops, traditional wall and base units as well as a range cooker, integrated appliances and a small utility room. Then you find a fourth bedroom, currently set up as a gym which has use of the family bathroom next door and contains a shower and bath. The generous master bedroom has fabulous views through double doors over the patio and garden. It has a large en suite bathroom and a fantastic dressing room. This property has been superbly looked after and feels welcoming and homely yet modern, light and characterful.

















Step Outside

Step Outside

From the village of Wareside, driving through the small, exclusive hamlet of Blakesware Manor you find a small community of properties.

The Barn House is situated up a short track and you enter through double gates onto a gravel driveway.

The house stands to your left with lawn at the front, a patio area around the back door and an open cart lodge style garage in front of you. There is plenty of space for parking and mature hedgerow borders the whole property. The rear of the main part of the house faces north west and there you find a raised terrace with seating next to a hot tub. This area enables a front row seat for the stunning sunsets and views which stretch across the local farmland.

On the east facing side of the house there is another large patio area with pergola and seating, accessible from the master suite.

The whole property is surrounded by well kept lawns and established shrubs as well as raised flower beds and attractive features.

The property has gas fired central heating fueled by a Calor Gas supply, a private sewerage system, is EPC exempt and is council tax band G.

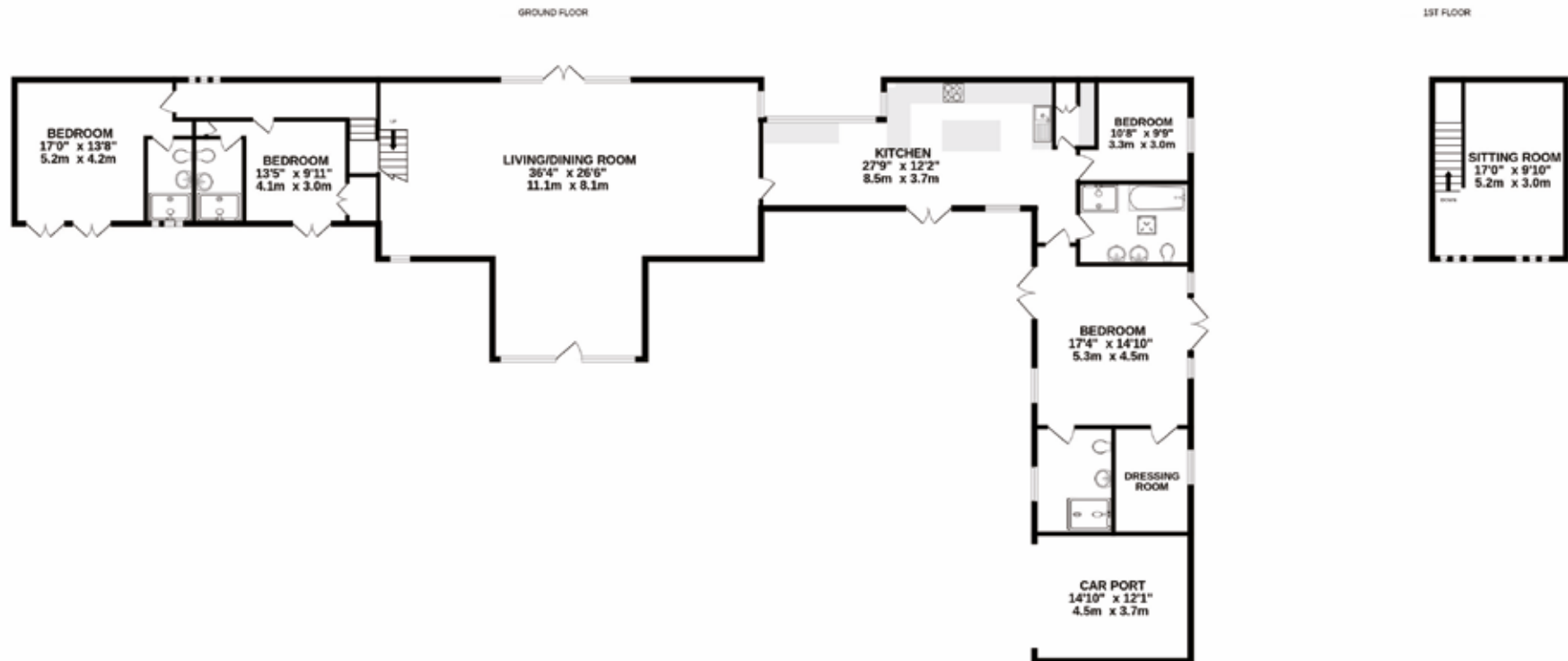


Location

Located just outside Wareside, the village offers a local pub, a small community and fantastic countryside walks. The Barn House is 16 miles to Stansted Airport and to the M11. Harlow Town station is 6 miles away, Bishops Stortford to the east is under 10 miles away and Broxbourne (9 miles) all get you into London Liverpool Street within 30-45 minutes. The busy High Street of Ware is just 3.5 miles away and offers another station, large supermarkets and links to the A10. This property is also well situated for schools such as Heath Mount, Haileybury College, Bishops Stortford College, Presdales in Ware, Duncombe School and Richard Hale in Hertford.



THE BARN HOUSE



EPC Exempt
Council Tax Band: G
Tenure: Freehold

£ 1,400,000

TOTAL FLOOR AREA : 2533 sq.ft. (235.3 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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