



112 Cappell Lane  
Stanstead Abbots | Ware | Hertfordshire | SG12 8BY

FINE & COUNTRY

Halving Cottage was built in the late 1860's, this stunning three-bedroom, Grade II listed end of terrace cottage is situated in the sought-after village of Stanstead Abbots. This home offers plenty of off-street parking, a beautiful garden with stables and outbuildings and a paddock to the rear of approximately which is just over an acre. The property offers approximately 1330sq ft of floor space including out buildings and many original features and plenty of character. Just a short walk to the station at St Margaret's and the High Street with plenty of shops, pubs and schools nearby. Surrounded by bridleways and public foot paths to walk and ride, riverside walks where you can enjoy the Hertfordshire Countryside. The property has gas central heating, mains drainage, council tax band E and EPC exempt.

### Step Inside

A warm and inviting welcome through the solid wooden front door into this delightful cottage, a staircase in the lobby area and doorway into the living room. The living room features a cast iron fireplace with wood surround and wooden flooring which flows through to the dining room through French doors. This really is a fabulous entertaining space as the dining room is light and airy with floods of light coming in from the garden, a beautiful place for a morning coffee to start the day. There is a feature cast iron fireplace in the dining room, with dado and picture rail and lovely wooden door leading out to the boot room and utility/cloak room. The kitchen is well placed just off the dining room and designed to allow as much storage space as possible with a feel of being open plan, light and airy.

On the first floor there are three bedrooms, the principal bedroom offers built in wardrobes. There is a family bathroom with roll top bath and plenty of storage.











### Step Outside

A large carriage driveway with plenty of space for parking, plus space for a campervan or horse box. A pretty picket fence with flower borders to the front really gives this property the chocolate box look, with ornate Victorian features from the first glance, this house is a real gem. There is a gate that leads you into the rear garden which has been well designed and maintained by the current owners with lots of lovely sitting area's where you can sit back and enjoy the view. There are many flower and shrub borders with laid lawn and a delightful Wisteria archway which leads you to the lower end of the garden, that's when the views of the paddocks are a most pleasant surprise.

The owners once had horses and ponies so purchased the land to the rear of the property which is just over an acre of paddock and set within post and rail fencing. There are a range of timber outbuildings and stables, with two loose boxes, tack room and hay store/field shelter. These days the outbuildings are used for storage purposes and a workshop. The Stables offer direct access to the paddocks for turnout and access through the garden and up the driveway you will find a quick and easy access to the bridleway where you can ride horses and ponies safely off the main roads for miles.

### Location

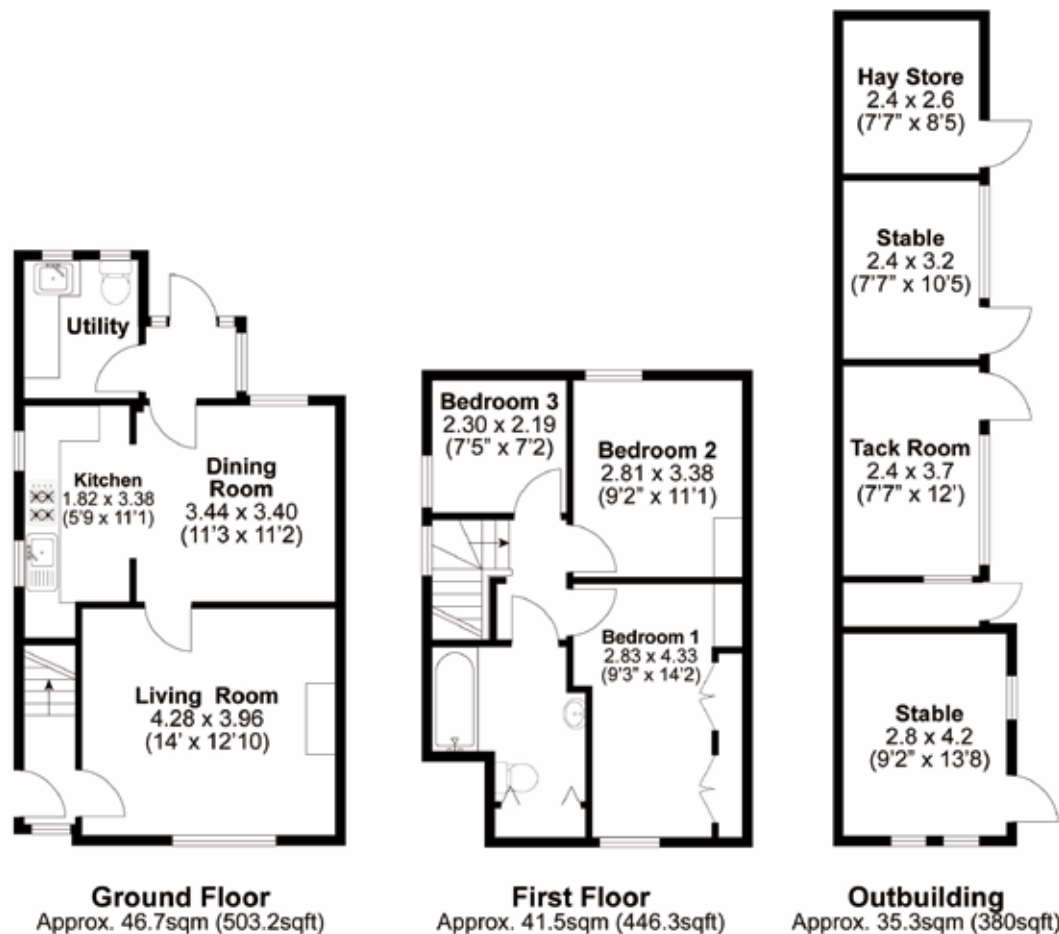
This wonderful home is situated in the heart of the Hertfordshire Countryside and just a few minutes into the lovely village of Stanstead Abbots. There are plenty of shops, pubs, restaurants, grocery store and train station. Surrounded by many country walks and bridleways, church and local school and offers a real sense of community.

This fabulous home is just 0.7 miles to St Margaret's train station, 2.3 miles to Ware Station, 4.8 miles to Hertford East and 5.5 miles to Hertford North.

For the frequent flyer it is 23.8 miles to Luton Airport, 18 miles to Stansted Airport and 47.3 miles to Heathrow Airport.



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**TOTAL FLOOR AREA: 1329.5 sq.ft. (123.5 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.



*Guide Price* £750,000

Council Tax Band: E  
Tenure: Freehold



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 06.05.2025



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