



2 Whitebarns Cottage  
Whitebarns Lane | Furneux Pelham | Hertfordshire | SG9 0JJ



This beautifully presented three-bedroom mid-terrace cottage has been thoughtfully renovated and modernised by its current owners to create a spacious, inviting family home. Once part of the original workers' cottages for Whitebarns Farm, the property enjoys a peaceful setting on a private lane, surrounded by open farmland and paddocks, yet lies less than a ten-minute walk from the heart of the village. Brimming with charm and character, the cottage seamlessly blends period features with contemporary comfort, offering a stylish yet practical living space. To the rear, impressive bi-folding doors open onto a stunning 180-foot garden — a sun-drenched haven perfect for relaxing, entertaining, or simply enjoying the surrounding countryside views.

### Step inside

The entrance to No. 2 opens into a generous porch, beautifully designed with Velux windows that flood the space with natural light. Bench seating with built-in storage provides a practical spot for shoes, bags, and coats, while hooks and a cast-iron radiator add both charm and functionality. With lighting and power, this welcoming space immediately sets the tone for the thoughtfully designed, practical home that follows.

Through a stable door and a glazed panel, you enter the lounge—an inviting room brimming with character. Open to the staircase, it offers a flexible layout easily zoned into two distinct areas if desired. A wood-burning stove forms the cosy focal point for winter evenings, while the soft, neutral colour palette ties the space together seamlessly. Beneath the stairs, a handy storage cupboard sits adjacent to a convenient downstairs cloakroom.

The kitchen-diner is a true showstopper. With its full-height vaulted ceiling, bespoke cabinetry, and open shelving, the space combines striking design with everyday practicality. A central island provides the perfect gathering spot, and generous worktops offer ample room for food preparation. The range cooker with gas hob makes hosting Sunday roasts effortless, while the corner pantry and wall-mounted units offer excellent storage for small appliances and essentials. The dining area is bright and spacious—the current table seats eight comfortably, with room for more if desired. Bi-folding doors open out onto views of the stunning 180-foot garden, flooding the room with natural light and creating a wonderful sense of connection between indoors and out. Even in winter, this is a beautifully light and uplifting space.

From the lounge, the staircase leads to the first-floor landing, where you'll find two bedrooms and the family bathroom. The principal bedroom overlooks the quiet lane and enjoys views of Merlin Woods, which change colour beautifully through the seasons. With its feature fireplace, exposed brickwork, wooden flooring, and cast-iron radiator, this room feels cosy and characterful—a perfect retreat. The second bedroom is a generous double, currently used as a child's room, though it would equally suit guests or serve as a comfortable home office. The family bathroom has been impeccably designed, featuring a freestanding claw-foot bath with overhead shower, Victorian-style fittings, and a traditional chrome towel rail. Half-height metro tiles and patterned floor tiles complement the neutral tones throughout, while a triple window overlooking the garden offers delightful countryside views—perfect for a peaceful start or end to the day. Ascending to the top floor, you'll discover another beautiful double bedroom, where the exposed brick chimney breast continues upward from the lower levels, adding warmth and texture. In 2020, the owners obtained planning permission to extend this floor to the rear, allowing for the creation of an additional bedroom overlooking the garden. This extension formed part of the same approved plans as the porch, which was completed in 2021.

















### Step Outside

The main access to the garden is through the property, leading out via the stunning bi-folding doors onto a generous patio that captures sweeping views of the surrounding fields on both sides. As the middle cottage, there is also convenient side access through the neighbouring garden when needed. The beautifully landscaped garden extends to approximately 180 feet in length, bordered by mature hedging and established shrubs that create a sense of privacy and seclusion. Thoughtful planting adds vibrant colour and fragrance throughout the seasons, while the expansive lawn stretches gracefully down to the boundary—perfect for family gatherings, summer entertaining, or simply relaxing in the sunshine. To the front of the cottage, a gravel driveway framed by neat hedgerows provides ample parking for three to four vehicles. The lane itself is privately maintained, with residents contributing to upkeep as required. Recent improvements include pothole repairs and a fresh bitumen resurface with granite chippings, ensuring a smooth and durable finish expected to last for over a decade.

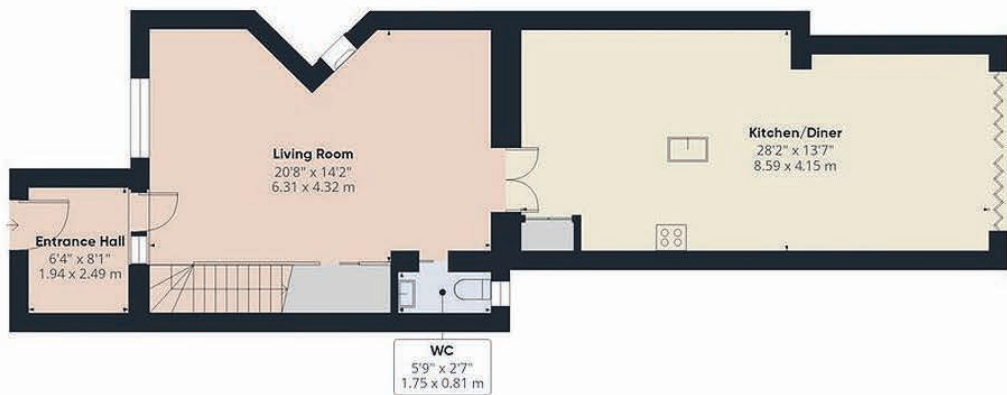
Oil fired heating, electric oven with separate gas bottles feeding the gas hob.

### Location

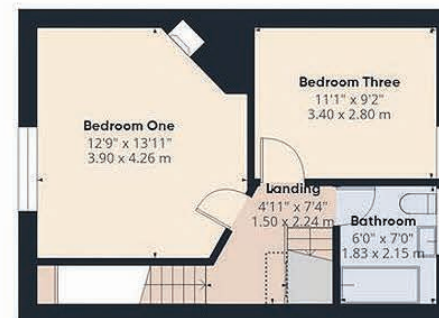
Furneux Pelham is a popular and pretty East Hertfordshire village that is well placed midway between the neighbouring towns of Bishop's Stortford, Ware, and Buntingford. The village forms part of the popular Pelhams, being linked to the nearby Brent Pelham and Stocking Pelham. For the commuter, Bishops Stortford mainline station offers trains into London Liverpool Street in under 45 minutes. By car, the M11 & Stansted Airport are ten miles away, the A10 just 6 miles so access into London or Cambridge is straight forward. Furneux Pelham has a thriving community and boasts the well-known Brewery Tap pub which serves great food and, since lockdown, has introduced a small village shop and coffee shop. The highly rated village primary school feeds into secondary schools in Bishops Stortford. St Mary's Church hosts various community events and there are plenty of excellent footpaths and bridleways for walking and exercise, as well as a well-known riding school within easy reach for those with equestrian needs.







Floor 1



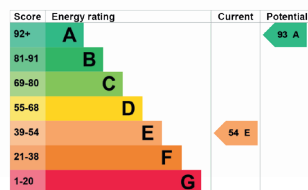
Floor 2

Approximate total area<sup>(1)</sup>  
1281 ft<sup>2</sup>  
119 m<sup>2</sup>



Floor 3

Council Tax Band: D  
Tenure: Freehold



Fine & Country Ware, Hertford and Welwyn  
Office 1, 21 Baldock Street, Ware, Hertfordshire SG12 9DH  
01920 443898 | 07752 001887 | [sara.poulton@fineandcountry.com](mailto:sara.poulton@fineandcountry.com)

