



Tanners View, 10d High Street, Buntingford, SG9 9AG



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£650,000

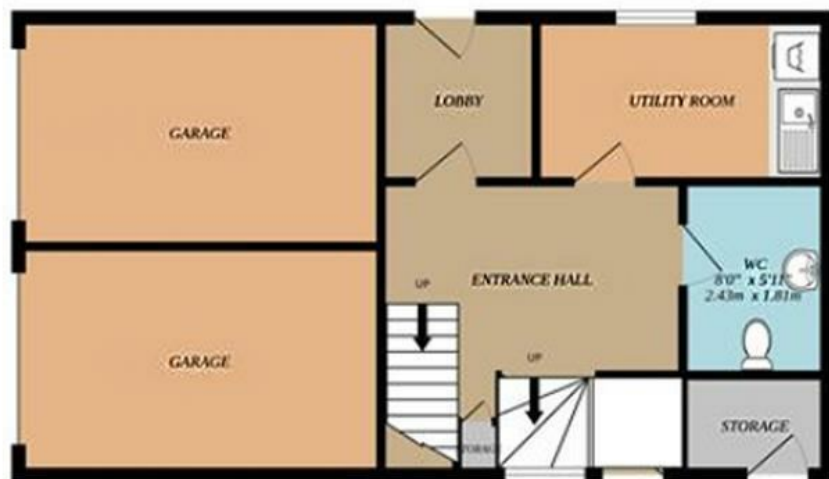
Tucked away off the High Street in Buntingford, this delightful semi-detached, Grade II listed former tannery boasts a charming character throughout; and with a south-facing sun trap garden, it is perfect to unwind at the end of the day. First recorded as a tannery in 1798, this is your chance to own a slice of Buntingford's rich history.

Upon entering, you will find a spacious hallway, useful utility room and convenient downstairs WC as well as two garage spaces providing parking for two vehicles. On the first floor, the property features three well-proportioned bedrooms, with an ensuite to the master, and an additional family bathroom. The second floor offers a beautiful dual aspect kitchen/breakfast room, dining area and triple aspect lounge bringing plenty of natural light. The property does not lack storage with plenty of built in cupboards, these versatile areas can be tailored to suit your lifestyle.

The surrounding area is known for its friendly community and convenient amenities, making it an excellent choice for those looking to settle down in a vibrant town. In summary, this semi-detached house on High Street is a wonderful opportunity for anyone seeking a comfortable family home in Buntingford. With its generous living spaces, ample bedrooms, and convenient parking, it is sure to appeal to a wide range of buyers.

- Grade II Listed
- South Facing Garden
- Off-Street Parking
- En-Suite to Master Bedroom
- Vaulted Dining and Lounge
- Versatile Internal Layout
- Two Garages
- Triple Aspect Living Area
- Character and Contemporary Living Combined
- Open-Plan Kitchen/Breakfast Room

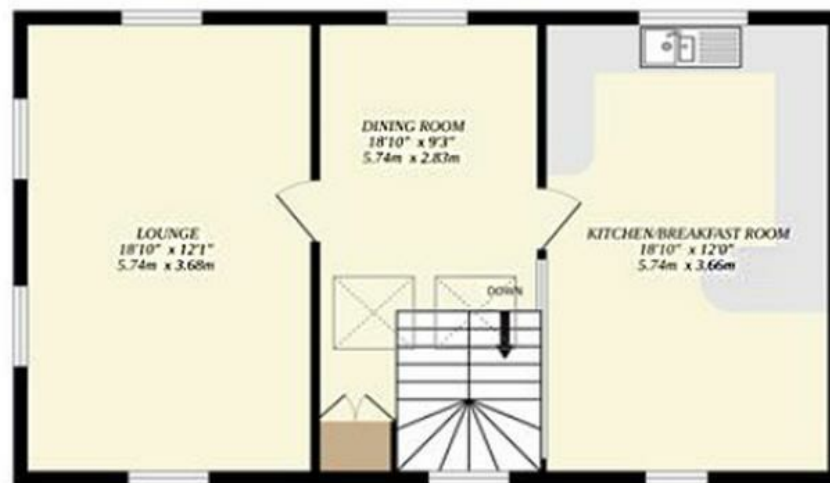
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GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



2ND FLOOR
628 sq.ft. (58.3 sq.m.) approx.

Entrance

Externally, Apterta video doorbell.
Solid wooden door, window to front aspect, tiled flooring, lights inset to ceiling, steps leading down to hallway, exposed beams and radiator. Under stairs cupboard and stairs leading to first floor.

W/C

White suite comprising hand basin, low level flush wc, radiator, extractor fan, lights inset to ceiling, tiled floor

Utility

Tiled floor, light fitting, TV point, plumbing for washing machine, space for tumble dryer, one and a half sink with mixer tap inset to workshop. Matching wall and base unit cupboards, radiator, exposed beams, window to rear aspect

Lobby

Tiled floor, light inset to ceiling, radiator, treated wood 'stable' door with double glazed window leading to courtyard garden.

Stairs to First Floor

Half turn staircase with fitted carpet, exposed beams

First Floor Landing

Exposed beams, fitted carpet, lights inset to ceiling, built in airing cupboard with combi boiler. Stairs leading to second floor.

Bedroom One

Fitted carpet, two windows to rear aspect, exposed beams, light fitting to ceiling, radiator, tv point, walk in wardrobe with rails and shelving built in. Door to:

Ensuite

Tiled flooring, light inset to ceiling, white low level wc, corner shower cubicle, mirrored wall mounted vanity unit, white hand basin with mixer tap inset to vanity cupboard, obscure glass window to front aspect, exposed beams

Bedroom Two

Full width window to rear aspect, built in wardrobe, exposed timbers, radiator, light fitting to ceiling, fitted carpet

Bedroom Three

Full width window to rear aspect, built in wardrobe, exposed timbers, radiator, light fitting to ceiling, fitted carpet

Family Bathroom

Oak effect laminate flooring, obscure glass window to front aspect, exposed timbers and beams, white suite comprising low level wc, roll top bath with mixer tap and hand held shower head, white hand basin. Light fitting to ceiling, Victorian style cast iron radiator surrounded by large chrome heated towel rail.

Stairs to Second Floor

Half turn staircase, exposed beams, fitted carpet, spotlight over stairs, enclosed original tannery vent to front aspect

Kitchen/Breakfast Room

Shaker style fitted kitchen with range of wall and base units, solid wood worktops, wood effect laminate flooring, window to rear aspect, enclosed original tannery vent to front aspect. Radiator, two light fittings to ceiling. Tempered glass surrounding worktops with large pane behind the hob. Rangemaster oven with 5 ring gas hob. White Victorian sink sunk into worktop, with mixer tap featuring instant boiling water, and separate filtered water tap.

Dining Area

Wood effect laminate flooring, window to rear aspect, enclosed original tannery vent, radiator, exposed beams and timbers. Built in cupboard, light fitting and three solar powered Velux windows to ceiling.

Living Room

Triple aspect windows, enclosed original tannery vents, two radiators, fitted carpet, light fitting to ceiling, exposed timbers and beams, TV point

Garden

South facing paved garden, raised beds with mature plants and shrubbery, outside light, water tap and access to garage.

Garages

Double garage, one manual 'barn' door, one automatic door, power points, water softener, utility meters

Agents Note:

Boiler in airing cupboard on first floor - serviced annually.
Council Tax Band F - £3,378.98 p.a. (subject to change)
New roof installed April 2021
External built in bin storage

