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Independent Estate Agents and Valuers



4 The Old Brewery, Violets Lane, Furneux Pelham, Buntingford, Hertfordshire, SG9 0TS Guide price £680,000

SOUGHT AFTER LOCATION IN A POPULAR VILLAGE

'The Rayments of Pelham Brewery' was built in 1869 and is now over 150 years old. This magnificent Grade II listed building was converted between 2000 and 2003 by renowned local developers Grange Builders who carried out an award winning restoration project.

With accommodation arranged over three levels, this fabulous home offers four bedrooms and enjoys an abundance of character including high ceilings, large picture windows and an attractive fireplace in the sitting room. Outside there is a private West facing garden to the rear and to the front there is private allocated parking for two cars and well maintained communal gardens.

Furneux Pelham is a charming village surrounded by gently sloping fields. It boasts a well regarded primary school, village hall, parish church and a public house/restaurant with a very useful shop attached.

The market town of Bishop's Stortford is approximately eight miles away and has a mainline railway station with excellent commuter service to Liverpool St. Station.

Buntingford is another popular destination for shopping. It is located just under six miles to the west. Access to junction 8 of the M11 motorway is located to the east of Bishop's Stortford, approximately nine miles away.
EPC Exempt / Council Tax Band F.

Sell your house via Lednor & Company in The Pelhams and surrounding villages and we will donate £250 to Furneux Pelham School or St Mary The Virgin Church.



Entrance Hall

Welcoming and spacious hall with Oak flooring, large window, doors to all ground floor rooms and access to understairs storage cupboard.



Ground floor WC

With WC, basin and heated towel rail.

Fitted Kitchen

17'11" max x 10'5" (5.48m max x 3.19m)

Fitted with an excellent range of wall and base units and including an integrated electric oven with induction hob and extractor over, integrated wine storage cabinet, space for dishwasher, space for washing machine and space for tall fridge/freezer. Large and bright room with double doors opening onto the rear garden and a large window to the front. Wall mounted Oil fired boiler.



Sitting Room

14'9" x 11'4" (4.50m x 3.47m)

Impressive reception room featuring tall ceilings, an attractive fireplace with open fire, Oak flooring and a large window.

Second Floor Landing

Spacious and airy landing with windows on two aspects currently utilised as a study area.



Principle Bedroom Suite

18'5" max x 13'8" max (sloping ceilings) (5.62m max x 4.18m max (sloping ceilings))

Large bedroom suite with fitted wardrobes and excellent additional storage, loft access and door to en-suite. Please Note: The measurements are taken at floor level and there are some areas with restricted head height.



En-Suite Shower Room

9'11" x 6'0" (sloping ceilings) (3.04m x 1.85m (sloping ceilings))

Fully tiled with brand new shower, heated towel rail, wall mounted basin and WC.



First Floor Landing

Bright and airy space with large window and doors to three bedrooms and bathroom.



Bedroom 2

11'6" x 9'5" (3.51m x 2.89m)

Large double bedroom with feature window.



Bedroom 3

10'4" x 8'3" (3.17m x 2.52m)

Double bedroom with feature window.



Bedroom 4

9'11" max x 6'6" (3.03m max x 2.00m)

Single bedroom with large feature window.



Family Bathroom

9'10" max x 6'0" (3.02m max x 1.83m)

Fully tiled bathroom with heated towel rail, bath with shower screen, WC and basin.



Rear Garden

Private West facing rear garden with wonderful views across open countryside. The garden is mostly laid to lawn with a decked area immediately to the rear of the property and a garden shed.



Front Gardens

To the front there are well maintained communal gardens with established trees and shrubs.



Private Parking

There are two allocated parking spaces.



The Brewery Management Company

Each of the twenty two householders have a £1 share in the company which was set up to run and maintain the communal areas and facilities that the residents enjoy.

All of the front gardens, lawned areas, flower beds and trees are maintained by a local gardener who does an excellent job of keeping everything looking good. Bins and recycling are discreetly hidden away and cleaned regularly. Lighting of these areas is also included.

There is an annual charge for these services which is £750 for the current year.

Village Church

The clock tower of St Mary The Virgin Church displays an interesting motto which reads 'Time flies, mind your business'. The vaulted ceiling with it's many charming painted angels attracts visitors from all around the world.



Village Pub/Restaurant

The Tap, formerly The Brewery Tap is a locally owned and run free house serving a variety of local and regional beers, wines and ciders. It is a gastro pub with a pizza oven and excellent and varied menu. There is an excellent beer garden with covered dining areas and a small children's playground. There is now the added bonus of a shop which stocks the essentials and some special treats.



Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

LOCAL INFORMATION

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk
Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

FINANCIAL SERVICES

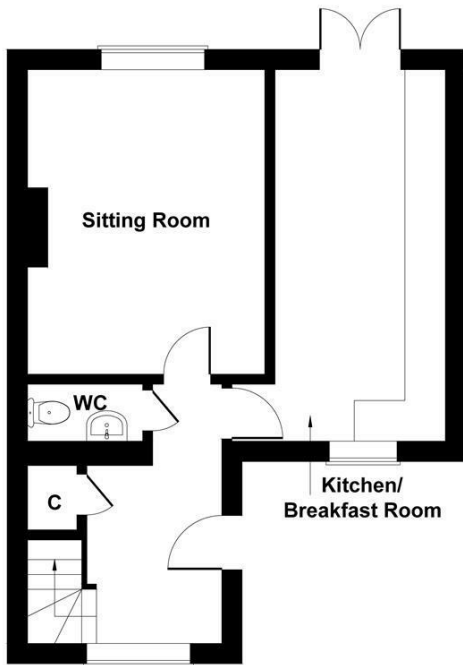
Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

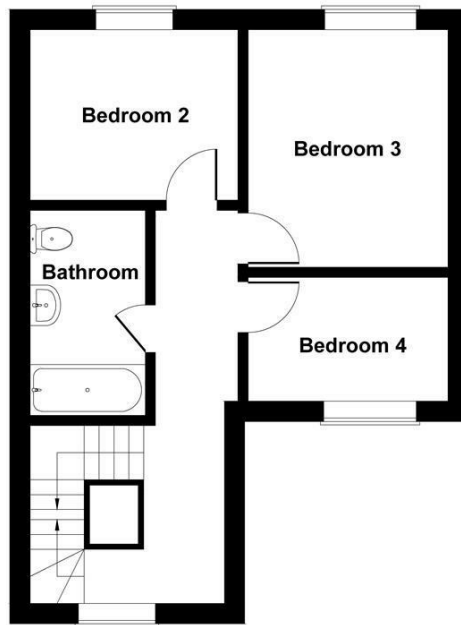
M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

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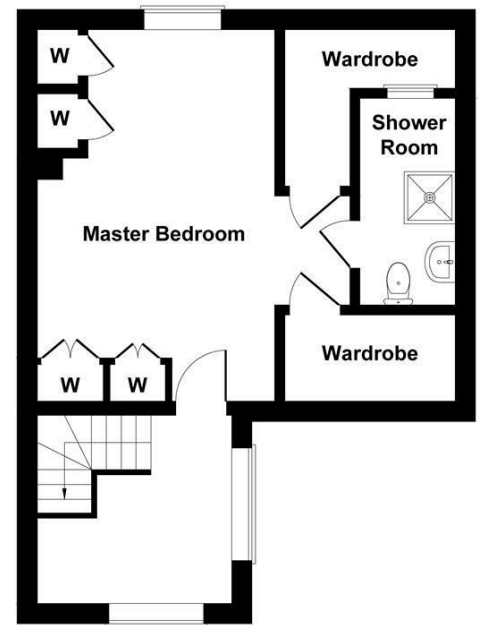
Approximate Gross Internal Area
1378 sq ft - 128 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2024
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