

Luffenhall, Hertfordshire, SG2 7PX.  
Asking Price £1,100,000





Long Acre is situated on a country lane in the small hamlet of Luffenhall situated west of Hitchin and Stevenage in Hertfordshire. It's characterized by its rural setting and proximity to open countryside, while also being conveniently close to both Stevenage and Hitchin town centres. At present the property offers three/four bedrooms with two bathrooms, two/three reception rooms and a large kitchen/breakfast room, a tack room and downstairs WC. Whilst the property at present is generally in a dated condition it does offer an array of possibilities for remodelling and extending, giving it the ability of creating a substantial property of unique standing, offering more than ample living space.

With a generous plot approaching approximately one acre the outside currently has stabling/out housing for a number of horses along with superb views across the open countryside, mature front and rear gardens with parking for numerous vehicles.

This home is offered with vacant possession!

### **Entrance Lobby**

8'1 x 5'3

Accessed by a wooden front door with glazed side panels, tiled flooring, glazed casement door to the entrance hall.

### **Entrance Hallway**

9'11 x 5'3

Stairs leading to the first floor, herringbone parquet flooring, understairs storage area, radiator.

### **Lounge and Dining Room**

30'1 x 15'1

A dual aspect room with double glazed windows to the front, side and rear, herringbone parquet flooring, radiators, doors leading into both the entrance hall and kitchen/breakfast room.

### **Study/Bedroom Four**

10'6 x 9'11

Double glazed window to the front aspect, double radiator.

### **Kitchen/Breakfast Room**

19'2 x 13'4

Double glazed rear aspect and double glazed patio doors over looking open countryside, wall and base level units, one and a half bowl sink drainer, door leading to downstairs WC and tack room via a side passage, honeycomb tiled flooring.

### **Downstairs WC**

4'2 x 2'5

Double glazed opaque window to the rear aspect, high level WC, vanity wash hand basin

### **Tack Room**

6'2 x 5'11

Double glazed window to the rear aspect, floor mounted oil fired boiler. power and light.

### **Landing**

10'4 x 5'2

Galleried style landing, double glazed window to the front aspect, doors to all rooms, access to the loft,

### **Master Bedroom**

15'10 x 13'8

Double glazed windows to the side and rear aspect, built in cupboard and fitted wardrobe, radiator.

### **Ensuite**

7'10 x 5'10

Double glazed window to the rear aspect, corner shower cubicle, cistern enclosed low level WC, vanity wash hand basin, bidet, fully tiled splashback walls, heated chrome towel rail.

### **Bedroom Two**

13'3 x 10'7

Double glazed window to the front and side aspect, radiator, fitted storage cupboard and built in eaves storage.

### **Bedroom Three**

12'3 x 9'9

Double glazed window to the front aspect, built in wardrobes and built in eaves storage cupboard, double radiator.

### **Bathroom**

7'10 x 5'2

Double glazed window to the rear aspect, panel enclosed bath

with mixer taps and shower attachment, low level WC, pedestal wash hand basin, tiled splashback walls, radiator.

### **Stables**

Of a timber construction with concreted yard and flooring, stabling for upto four horses, additional storage/tack rooms, outside lighting.

### **Frontage**

Parking for numerous vehicles, mature lawned area with inset fishpond enclosed by hedgerows and a range of mature trees.

### **Rear Garden**

Mainly laid to lawn with steps upto and raised patio, enclosed by ranch style fencing, gates leading in to the paddock.

### **Paddock**

A good sized paddock which is enclosed by ranch style fencing and additional hedgerows, mature oak tree which acts as an ideal shaded area.

### **Garage**

17'11 x 10'11

Metal up and over door, glazed side aspect, power and light.





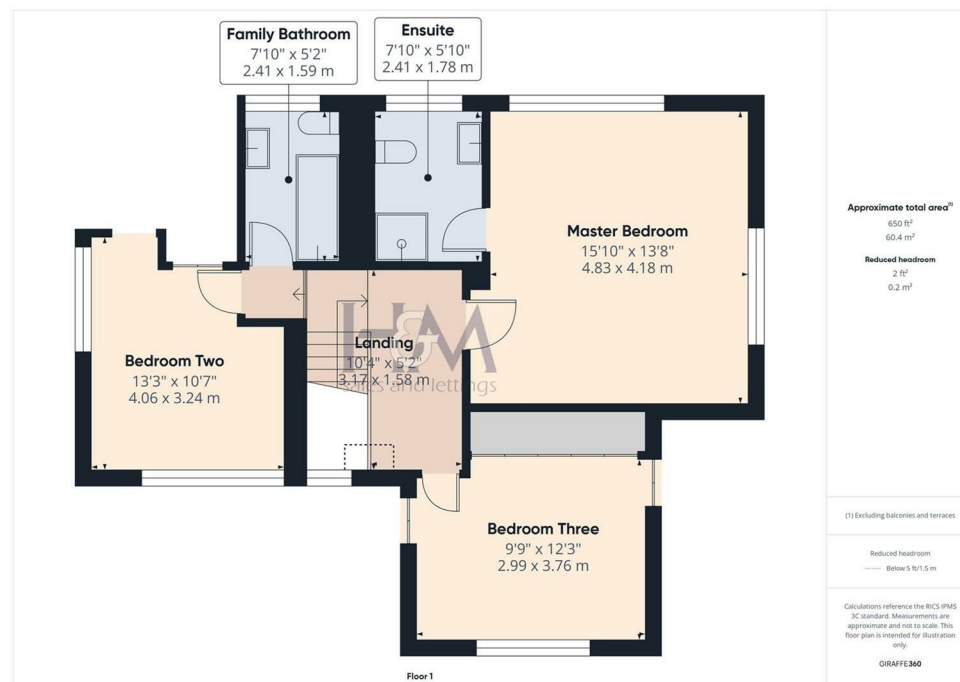
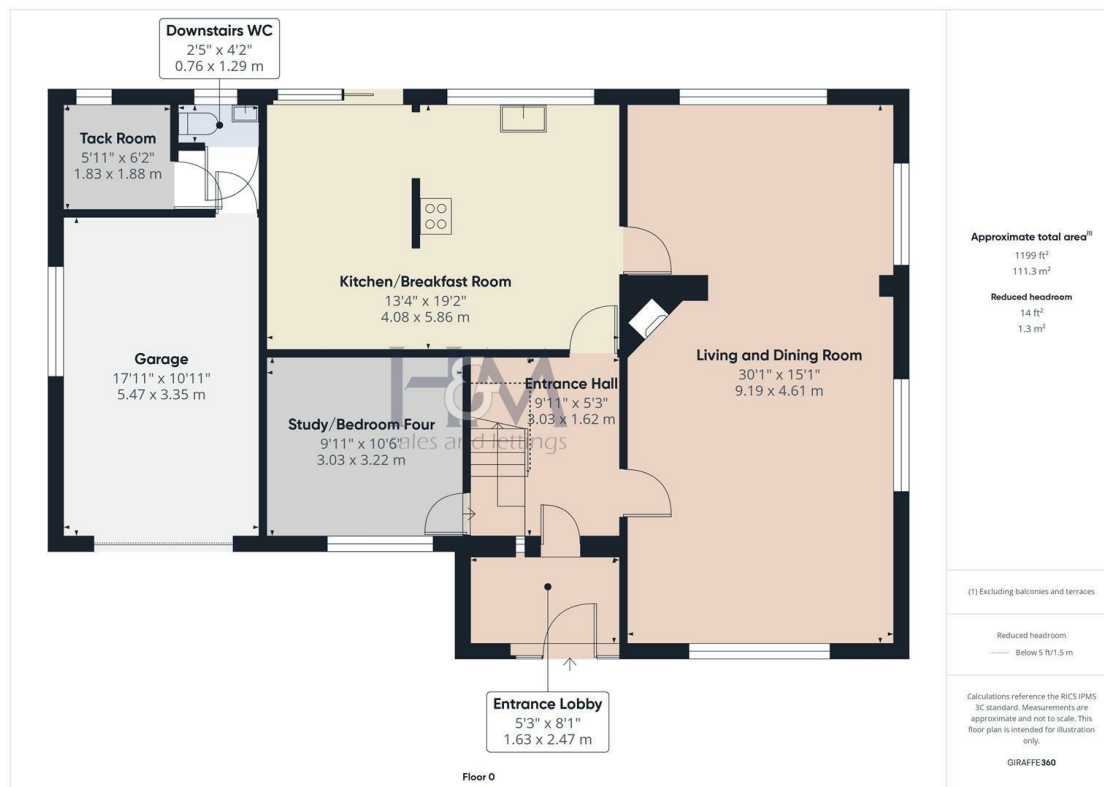












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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 