



SIMPLY HOMES

1 Parsonage Barns
CM24 8TY

Price Guide £850,000





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Summary:

Simply Homes are delighted to bring to the market this stunning barn conversion on the outskirts of the vibrant and historic village of Stansted Mountfitchet. With four double bedrooms and three bathrooms arranged over three floors of generous and well designed living space, this recently completed luxury family home is offered chain free for a swift and trouble free completion. Enjoying an idyllic rural location surrounded by open fields and farmland, this property offers the best of both worlds - peaceful countryside living yet incredibly well connected by road, rail and air, being five minutes from the M11 and around ten minutes from the bustling market town of Bishop's Stortford and Stansted airport.

Accommodation:

The house has been expertly designed to offer all the modern conveniences a family would expect and comes complete with the latest generation technology for maximum thermal efficiency with substantial insulation and underfloor heating throughout powered by air source heat pumps. This also allows the interior to be clean and clutter free with no radiators, which marries nicely together stylistically with the wonderful exposed beams on display throughout the ground floor.

The front door, with inset opaque glass panels, is neatly recessed into a protective alcove, and opens into a generous hallway, which is light and bright thanks to the front door design and an additional window at the rear alongside the bespoke wooden staircase. From the entrance hall doors lead into the living room and kitchen/dining room, along with a neat cupboard built into the back of the staircase.

The living room is a large room by any measure that enjoys really well balanced proportions, being pretty much square, and this endows the space with a great ability to be configured and furnished in any way you wish. Comfortably large enough to accept multiple sofas and chairs, as well as other occasional furniture besides, the room is flooded with natural light throughout the day with two windows to the front and large glazed French doors opening out onto the rear patio. It is a blank canvas with a crisp white finish, ready for you to personalise it and make it yours, with the impressive roof beams bringing lovely natural warmth and colour to the space.

Across the entrance hall is the kitchen/dining room, another room that is graced with more than abundant light, mirroring the living room arrangement with two windows to the front and glass double doors to the rear. The kitchen area boasts a comprehensive array of wall and floor mounted cupboards fitted around three of the perimeter walls, which ensures a wealth of storage space and worktop area. Integrated within the cabinets is a full complement of premium brand appliances sure to meet all your family's needs. The remainder of the room is left as open space for you to plan and furnish as you see fit. It is easily capacious enough for a substantial dining suite and other furniture items, and would also comfortably accept an island with a breakfast bar if you so wished.

The corner of the kitchen has open access through to an internal lobby area which serves a conveniently placed guest cloakroom and a good sized office/study. The office/study benefits from a rear facing window and should you not need it in that role, or find that the extensive space upstairs can better fulfil that function for you, this ground floor room is perfectly placed to be a playroom, games room, gym, TV room or teenage hang out space.

Up on the first floor are two very large bedrooms, both of which have front and rear facing windows, and a superb family bathroom with a separate bath and shower. The principal bedroom also boasts a luxury en-suite bathroom with a separate bath and shower.

The second floor has a further two large bedrooms, with fabulous vaulted ceilings open into the pitch of the roof. Both bedrooms each have two Velux roof lights and a separate window set into the gable end. There is a further shower room on the second floor shared between the bedrooms and a useful eaves storage cupboard. All three of the bathrooms have electrically heated towel rails/radiators.

Exterior:

The property is set along the edge of a large area of hardstanding which is perfect for the family and guests to park and turn their vehicles. There is useful separate gated access from the front into the rear garden, which features a generous paved patio running the full width of the house, linking the multiple access points into the living room and kitchen/dining room, and easily spacious enough for casual seating and dining furniture. Beyond the patio is a substantial grassed area, directly accessed up a short flight of paved steps, with safety glass panels discreetly protecting the edges without impacting on the light or the views.

Location:

Situated in a fantastic semi-rural location, yet convenient for the village of Stansted, Bishop's Stortford, the M11 and Stansted airport. The properties are surrounded by open fields and farmland.















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