



112, Cappell Lane, Stanstead Abbots

SG12 8BY

Guide Price £800,000



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112 Cappell Lane, Stanstead Abbots, Herts, SG12 8BY

Built in the late 1860's, 'Halving Cottage' is a stunning Grade II listed cottage which is perfectly positioned in this peaceful and quiet location, only a short distance away from Stanstead Abbots High Street and St Margaret's Train Station, adjacent to a network of bridleways and footpaths in the lovely Hertfordshire countryside. The cottage benefits from some charming character to include; cast iron fireplaces, picture rails and exposed timbers. On the ground floor, there is living room, kitchen/dining room, lobby and utility room. On the first floor, there are three spacious bedrooms and a family bathroom. The cottage is approached by off street parking for several cars and is situated on an approx 1.15 acre plot. The delightful rear garden is well established and offers seclusion to sit and enjoy the outside space. Following on from the rear garden are the stables and paddocks set within post and rail fencing, which have been enjoyed by the family for the keeping of horses and ponies over the years. There is a range of timber outbuildings and stables, comprising two loose boxes, a tack room and a field shelter / hay store, however these are currently used for workshop and storage purposes. The stables offer direct access to the paddocks for turnout.

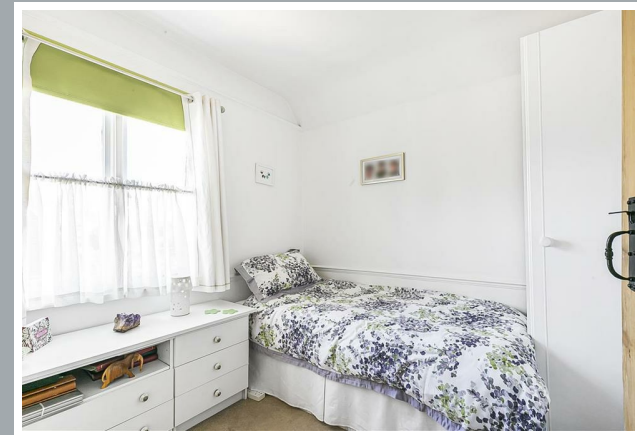
With acres of unspoilt countryside close by and being situated within a stunning semi-rural setting, with junior Schools, a High Street offering a variety of local amenities as well as, St Margaret's railway station providing links to Stratford station (40 minutes), London Liverpool Street (55 minutes) and Hertford East station (10 minutes).



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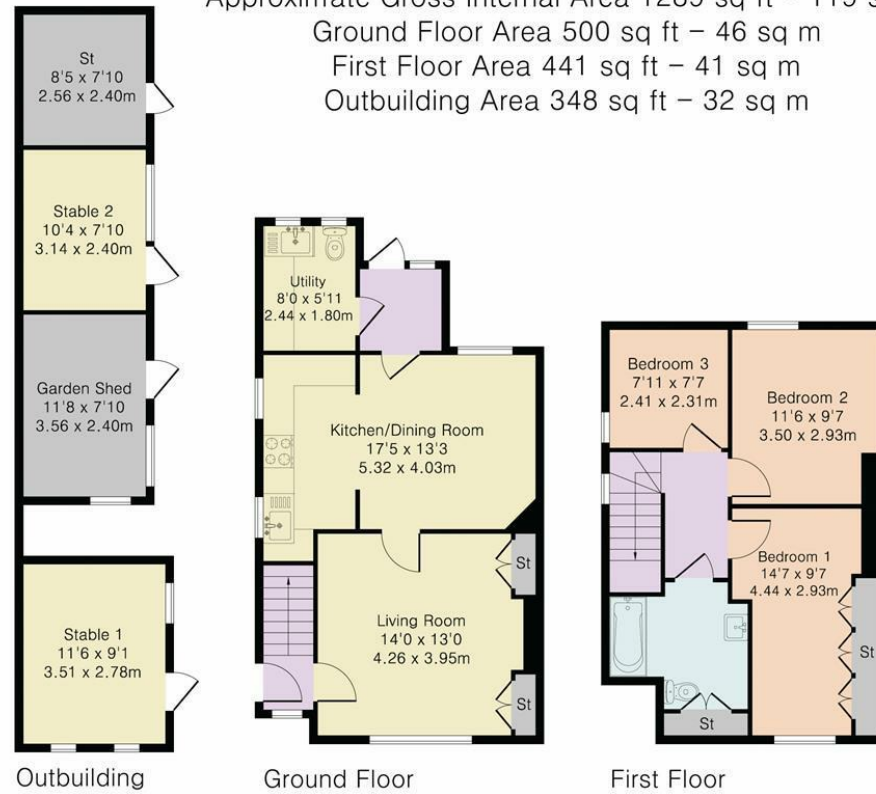


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Approximate Gross Internal Area 1289 sq ft – 119 sq m
 Ground Floor Area 500 sq ft – 46 sq m
 First Floor Area 441 sq ft – 41 sq m
 Outbuilding Area 348 sq ft – 32 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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