



Garden Lodge & The Courtyard, Coles Park, Nr. Buntingford

SG9 9LT

Guide Price £2,500,000



[stevenoates.com](http://stevenoates.com)





## Garden Lodge & The Courtyard Coles Park, Westmill, Nr. Buntingford, Hertfordshire, SG9 9LT

OVER 4500 SQFT IN TOTAL - An exceptional country retreat including an elegant 4 bedroom detached period lodge and a separate detached 3 bedroom barn conversion set within impressive grounds of just over 2 acres. The accommodation has been meticulously maintained and offers an ideal opportunity for multi generational living with modern technology In addition to the main accommodation there is a detached self contained studio and open views over countryside. The property is offered chain free and viewing is highly recommended.

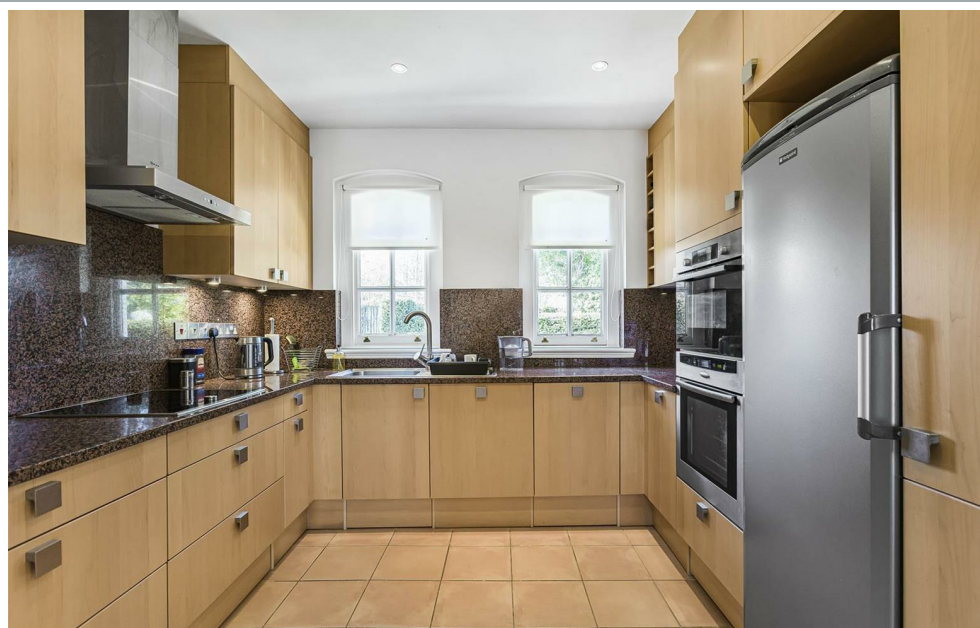
The property is beautifully nestled amongst some of East Hertfordshire's most beautiful countryside forming part of the original Coles Park country estate on the edge of the prestigious village of Westmill. Westmill is renowned as a pretty, quaint essential English village, retaining an excellent village pub, The Sword In Hand, along with a village tea rooms. The nearby market towns of Buntingford and Ware offer an excellent choice of shops, restaurants and schools, whilst the independent schools of St Edmunds and Heathmount are a short distance away.





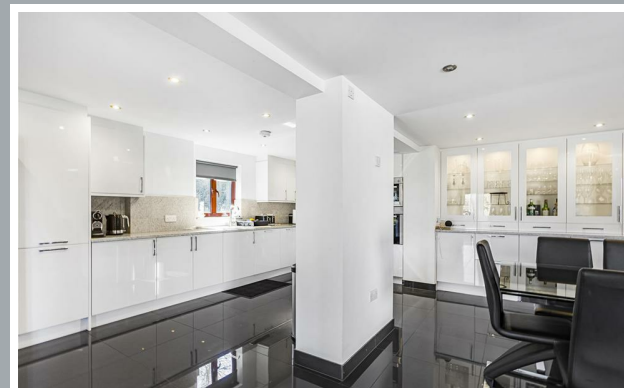
70 Fore Street, Hertford, Hertfordshire, SG14 1BY





70 Fore Street, Hertford, Hertfordshire, SG14 1BY





70 Fore Street, Hertford, Hertfordshire, SG14 1BY



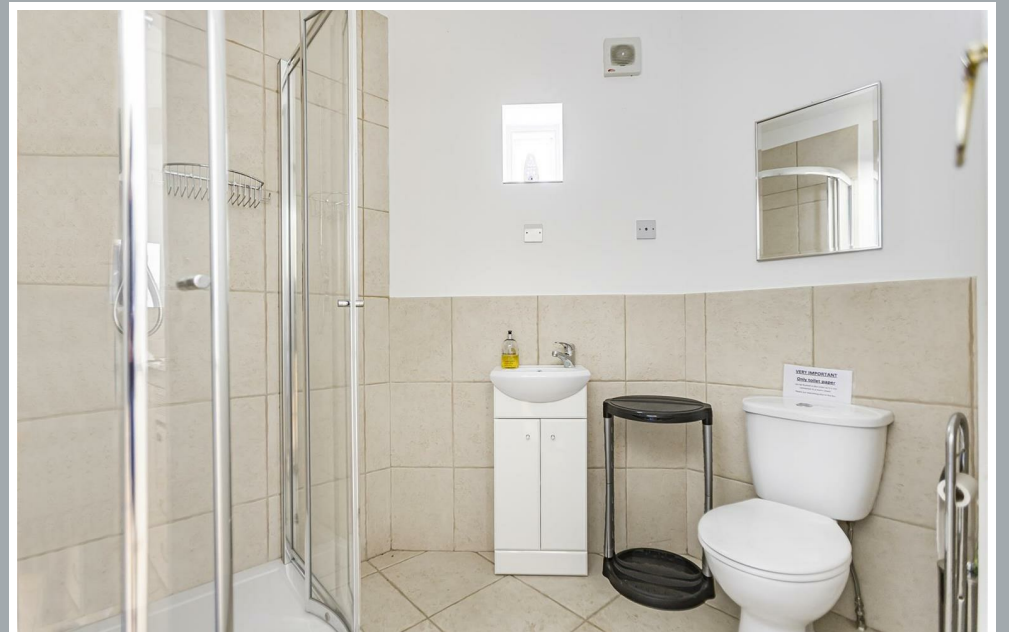






70 Fore Street, Hertford, Hertfordshire, SG14 1BY





70 Fore Street, Hertford, Hertfordshire, SG14 1BY





70 Fore Street, Hertford, Hertfordshire, SG14 1BY









70 Fore Street, Hertford, Hertfordshire, SG14 1BY





70 Fore Street, Hertford, Hertfordshire, SG14 1BY



**Approximate Gross Internal Area 4586 sq ft - 426 sq m**

Ground Floor Area 1719 sq ft – 160 sq m

Annexe Ground Floor Area 1454 sq ft – 135 sq m

Annexe First Floor Area 536 sq ft – 50 sq m

Outbuilding Area 877 sq ft – 81 sq m



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



stevenoates.com