

Impressive Historic House

Period Features

Luxury Refurbishment

Town Centre Location

Separate One Bedroom Annex

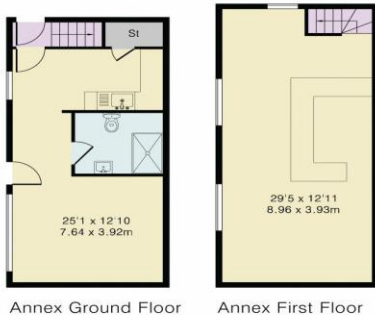
Detached Barn With Garage And Bar And Facilities



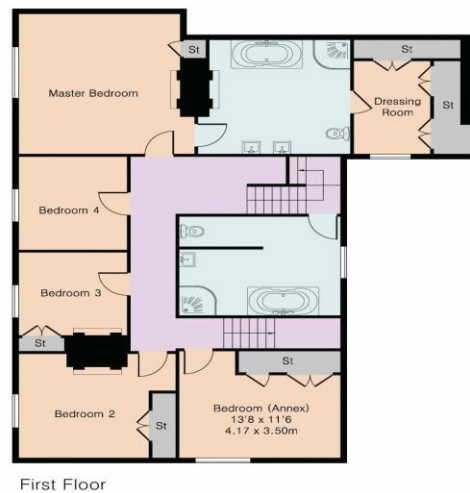
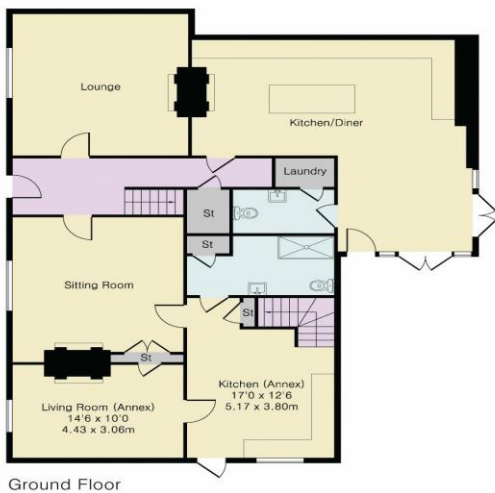
Aylott House 2 High Street
Buntingford, SG9 9AG

Offers in the Region
Of £1,250,000

Thomas Childs & Co are delighted to bring 'Aylott House' to the market. The former Buntingford dairy, Aylott House is an impressive historic building that has been meticulously and extensively refurbished to a very high standard, providing an exquisite four-bedroom home boasting an abundance of period features combined with modern-day luxuries. The main house is currently configured as a two reception room, four double bedroom property, cleverly designed so it can be easily reinstated to provide one exceptionally large five bedroom family home if necessary. Please see the floor plan for further information. The accommodation comprises of large kitchen/dinner with french doors opening to the garden and two further reception rooms with feature fireplaces. On the first floor, you will find an impressive principal suite that incorporates a large en-suite and dressing room, three further double bedrooms, and a luxury family bathroom. Attached to the main house is a one-bedroom Annex with a kitchen, lounge, and shower room with private access. Externally there is a double garage/barn featuring a kitchen area, shower room, and living room (former garage, currently used as storage), to the first floor you will find a well-designed bar and games room. This second Annex could again be easily reconfigured into separate living accommodation (STPP) or reinstated to a garage. The private walled, sunny garden offers a great space to entertain, with seating for dining around an original Well. The garden and driveway are laid with resin-bound gravel, and the beautiful hanging baskets are served by an irrigation system. There are electric gates to allow vehicle access and a secure pedestrian gate. This is really a beautiful, unique property that offers great flexibility, an internal viewing would be highly recommended to appreciate this.



Approximate Gross Internal Area 3698 sq ft – 344 sq m
 Ground Floor Area 1547 sq ft – 144 sq m
 First Floor Area 1414 sq ft – 131 sq m
 Annex Ground Floor Area 359 sq ft – 33 sq m
 Annex First Floor Area 378 sq ft – 35 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.





MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.