



**Oliver
Minton**
Village & Rural Homes



Shepherd's Cottage, The Street, Furneux Pelham. SG9 0LD

Guide Price
£875,000 Freehold

Nestled within the highly desirable village of Furneux Pelham, this beautiful three bedroom, two bathroom, Grade II listed thatched cottage is a truly exceptional period home, set within a generous plot of just under a quarter of an acre. Preserving much of the original integrity of the building, the property is impeccably presented throughout, offering the perfect blend of historic charm and modern convenience.

A wealth of original features have been retained and are everywhere you look, including exposed brickwork, beams and timbers, decorative fireplaces, latch and brace doors and an impressive inglenook fireplace creating a wonderful focal point in the sitting room. Although boasting ceiling beams and timbers, the cottage enjoys excellent ceiling heights, an uncommon and highly desirable feature in a home of this age. A superb basement room and two staircases add further character and individuality to this beautiful home.

Location : Furneux Pelham is a charming village in East Hertfordshire, renowned for its picturesque countryside, historic character and strong sense of community. Surrounded by open fields and farmland, the village offers an idyllic rural setting for those who enjoy outdoor pursuits and a peaceful way of life, while remaining well connected to nearby towns including Buntingford and Bishop's Stortford.

The village has a welcoming community atmosphere and a range of local amenities, including a primary school and nursery, village hall and public house. At its heart is the beautiful historic church, with origins dating back to the 12th century, adding to the village's distinctive character and charm.

Buntingford is approximately 6 miles away, while Bishop's Stortford is around 7 miles away. Both offer a selection of shops, cafés and restaurants.

Railway stations: Bishop's Stortford 7.5 miles away, Ware 12 miles and Royston 13 miles (approximately) All provide excellent options for commuting into London. Stansted Airport is approximately 12 miles distant.

The Property : A welcoming vaulted porch with exposed timbers sets the tone for the character found throughout. From here, and to the left, you will find a spacious kitchen that is part open plan to the breakfast room, both fitted in complementary cabinetry with granite counter tops, matching up-risers and integrated appliances. Just off, there is a guest cloakroom/W.C. and access to the garden.

To the right you will find the dining room, an ideal setting for more formal entertaining. A small inner hallway takes you through to a truly spacious, open plan sitting room, originally two rooms distinguished by partial studwork. There is an impressive inglenook fireplace, a real focal point of the room. From here, one of the two staircases takes you up to the principal bedroom suite.

Just off the inner hall, a door takes you down to the basement room, a versatile and useful space. Fitted with a comprehensive range of built-in shelving and a tiled floor, there is a traditional style column radiator. This would make an ideal wine cellar, home office, gym or hobby space.





The staircase from the sitting room rises to a small landing, giving access to the principal bedroom suite with a window overlooking the garden and an attractive cast iron fireplace in a timber surround.

From here a door leads to a sumptuous en-suite bathroom with a deep free standing ball and claw bath, double size shower cubicle, wash hand basin set on a marble countertop and a contemporary low flush w.c.

The second staircase rises from the dining room, taking you to two further generous double bedrooms, both with beautiful, cast iron decorative fireplaces, together with a spacious bathroom.

The Accommodation : Front door to vaulted, enclosed porch with dual aspect windows and tiled floor. Door to:

Kitchen - 4.18m x 2.73m (13'8" x 8'11") Beautifully fitted with a range of soft-close wall and base units, complemented by granite work surfaces and up-risers. Tiled splash-backs. Inset one and a half bowl sink. Built-in double oven/grill and separate microwave oven. Five ring multi-zone induction hob with illuminated extractor over. Integrated dishwasher. Exposed brick chimney breast and slate heart. Window to front aspect. Part open plan to:

Breakfast Room - 3.3m x 2.88m (10'9" x 9'5") Matching kitchen, a range of full height cabinets to one wall with integrated fridge and freezer. Larder unit with space and plumbing for washing machine. Ample space for a table and chairs. Window to front and door to garden. Radiator. Both kitchen and breakfast rooms have tiled flooring throughout with under floor heating.

Guest Cloakroom/W.C - 1.84m x 1.18m (6'0" x 3'10") Spacious cloakroom with low flush W.C and vanity wash hand basin with cupboard below. Tiled floor. Window to side.

Dining Room - 4.38m x 3.35m (14'4" x 10'11") Window to front. Radiator. Exposed brick chimney breast. Under stairs storage cupboard and low level corner cabinet.

Inner Hall : With door to basement room. Door to:

Sitting Room - 7.65m x 4.35m (25'1" x 14'3") Originally arranged as two rooms and partially divided by attractive studwork, the space retains its two radiators and two windows, meaning it could easily be reinstated as two separate rooms if desired. However, it works exceptionally well in its current configuration as a fabulous open-plan living space. The eye is immediately drawn to the magnificent inglenook fireplace, complete with a substantial timber bressummer, which forms a striking focal point. At the opposite end of the room is a further timber fireplace surround, set upon a raised brick hearth. A door from here leads to the second staircase, providing access to bedrooms two and three.

Principal Bedroom - 4.3m x 3.36m (14'1" x 11'0") Window to front. Radiator. Decorative cast iron fireplace in timber surround. Recessed wardrobe cupboard. Door to:



Luxury En-Suite Bathroom - 4.3m x 2.52m (14'1" x 8'3") Beautifully appointed suite comprising: Large free standing bath and claw bath, double glazed shower cubicle with glazed screen, vanity wash hand basin set on marble countertop with cupboard below and low flush w.c. Radiator. Window to front.

Bedroom - 4.3m x 3.38m (14'1" x 11'1") Window to front. Radiator. Most attractive cast iron fireplace with surround and tiled heart. Door to airing cupboard.

Bedroom - 4.25m x 2.82m (13'11" x 9'3") Window to front. Radiator. Decorative cast iron fireplace. Exposed brick chimney breast. Door to:

Bathroom - 3.89m x 2.45m (12'9" x 8'0") Modern suite: Panel enclosed bath with 'Mira' over bath shower and glazed screen. Pedestal wash hand basin. Low flush W.C. Radiator. Chrome heated towel rail. Window to front.

Basement - 4.29m x 3.87m (14'0" x 12'8")

Head height approximately 5'10" The excellent presentation continues here with built-in cupboards and shelving and tiled floor. Traditional column radiator. Access via the inner hall. There is still an outside cellar hatch door.

Exterior : The generous plot measures just under a quarter of an acre. A five-bar entrance gate, complemented by a separate pedestrian gate, opens onto a generous gravel driveway providing ample parking for several vehicles. An electric vehicle charging point is currently being installed by the owners.

Beyond, the garden unfolds into a beautifully established setting, offering considerable appeal to the keen gardener, while remaining manageable, with mature borders, established trees and sweeping areas of lawn.

A raised terrace provides an super setting for outdoor entertaining or simply relaxing, with a brick-built pizza oven adding to its appeal. Further along the garden, a secluded seating area sits beneath a pergola, offering a peaceful retreat in which to enjoy the shade and surrounding greenery.

A wide gravel pathway leads to the far end of the garden, where a productive vegetable plot, greenhouse and chicken enclosure add to its country character. A substantial timber-framed outbuilding provides excellent additional storage and completes this delightful garden.

Agents Note : As part of the maintenance of a thatched roof and to prolong it's life, the current owners have just had the thatch dressed and re-ridged.

Mains services include: Electricity, mains water and sewerage. Oil fired central heating to radiators. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

Council Tax Band G





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Floor Plan Drawn According To RICS Guidelines
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