Highland Barn Gannock Green | Sandon | SG9 0RH
Asking Price £1,495,000

CHRIS DELLAR
PROPERTIES

Your estate agent

58a High Street, Buntingford, Herts, SG9 9AH
T 01763 272605
E enquiries@chrisdellar.co.uk

www.chrisdellar.co.uk

Gannock Green | Sandon | SG9 0RH

Exceptional 17thC Listed barn conversion with four double bedrooms, surrounded by landscaped gardens and various courtyard spaces with a 2-acre field adjoining forming part of the property. This stunning dwelling offers 2500 square feet of accommodation with exceptional attention to every detail. It features exposed original beams as well as several unique and ancient oak timbers imported from Normandy. There are vaulted ceilings upstairs and down, a minstrel's gallery, walk-in fireplace with log-burner and an exceptionally well-equipped kitchen with a large island and a casual dining area that leads out to one of the beautiful courtyard spaces. The air-conditioned master bedroom enjoys wonderful views through the floor-to-ceiling glazed wall with a dressing area and en-suite bathroom. There are three further bedrooms, each their own unique and enchanting space. Outside the property is approached through a large lawned garden, and down an impressive, stepped area with a stream running into a small pond in a 'sunken' garden. There are further outdoor spaces all around the property giving it a genuine feeling of isolation and peace. The double garage has currently been converted into a workshop with a lofted storage area and an EV charging point, as well as a separate office/gym/studio There is private parking for multiple vehicles. The two-acre field is currently treated as an extension to the garden area and offers all the usual opportunities of adjoining land. VENDOR SUITED!

Entrance
Double glazed French doors with full height sidelights leading to:

Vestibule
Radiator. Flagstone flooring. Brick/stone window seat. Open to:

Lounge/Diner
41'1 x 30'6 (12.52m x 9.30m)
Open timber beams separate the lounge from the dining room.

Lounge
Dual aspect with double glazed windows to front and rear. High level skylights. Walk-in fireplace with ancient oak bressumer beam above set into heritage-brick chimney stack with inset wood burner. Two radiators. Vaulted ceiling. Polished wooden floor. Open to:

Dining Room
Staircase to minstrel gallery/first floor landing. Dual aspect with double glazed windows to front and rear. Two radiators. Polshed wooden floor. Latched door to:

Kitchen/Breakfast Room
23'5 x 12'1 (7.14m x 3.68m)
Dual aspect with double glazed doors to front and side. Bespoke range of wall & base units extending to kitchen island and breakfast bar incorporating Quartz work surfaces and one & half bowl single drainer sink unit. Integrated Neff appliances to include five ovens (two pyrolytic hide & slide, one warming, one microwave and one steam), Neff 5-station induction hob and dishwasher. Space for American style fridge/freezer. Short flight of steps to double glazed French doors. Doorway to:

Rear Hallway
Walk-in larder cupboard containing water softener, extractor, lots of shelving and ceramic floor tiles. Ceramic floor tiles. Doors to courtyard garden and:

Utility Room
11'9 x 8'3 (3.58m x 2.51m)
Dual aspect double glazed windows. Base unit incorporating work surfaces with inset butler style sink. Integrated fridge. Boiler cupboard. Radiator. Ceramic floor tiles. Loft hatch. Doors to greenhouse area and:

Downstairs Cloakroom/WC
5'6 x 2'8 (1.68m x 0.81m)
Half pedestal wash hand basin and low flush WC. Extractor. Recessed shelf. Ceramic floor tiles.

Minstrel Gallery
Overlooking lounge/diner. Sitting area. Open to:

First Floor Landing
25'5 x 10'6 (7.75m x 3.20m)
Skylight. Radiator. Airing cupboard. Latched doors to bedrooms and family bathroom.

Bedroom One (with Dressing Area)
19'2 x 14'4 (5.84m x 4.37m)
Full-height window overlooking sunken garden and lawns beyond. Panasonic air conditioning unit. Radiator. Ceiling spotlights. Door to:

En-suite Bathroom
12'2 x 5'1 (3.71m x 1.55m)
Four piece suite comprising roll top bath, shower cubicle, vanity unit with inset wash hand basin and low flush WC. Radiator. Wooden floor. Light bulb wall mirror. Extractor.

Bedroom Two
12'5 x 11'8 (3.78m x 3.56m)
Double glazed window to side. Skylight. Radiator. Ceiling spotlights.

Bedroom Three
11'6 x 10'2 (3.51m x 3.10m)
Double glazed window to rear. Radiator. Ceiling spotlights.

Bedroom Four
10'2 x 8'5 (3.10m x 2.57m)
Double glazed window to front. Skylight. Radiator. Full-height fitted wardrobes.

Luxury Family Bathroom
11'8 x 6'2 (3.56m x 1.88m)
Two double glazed skylights. Double length shower cubicle. Extended wall hung basin. Concealed cistern WC and bidet. Porcelain floor & wall tiles. Ladder style radiator. Ceiling spotlights.

Front Garden
150'0 max (45.72m max)
Mainly laid to lawn with five mature trees, flower borders and paved pathway to:

Sunken Garden
Flight of steps with stream/waterfall leads to a number of patios and a sun terrace with raised beds to borders. Gate leads to:

Enclosed Gardening & Prep Area
Bespoke greenhouse with accompanying storage units. Gate to:

Walled Courtyard Garden
25'5 x 23'3 (7.75m x 7.09m)
Enclosed and walled South facing courtyard area (with French door access to Kitchen - ideal for entertaining and BBQ). Wooden gate to driveway and bin cupboards. Opening to:

Secret Garden
56'8 x 12'8 (17.27m x 3.86m)
Mainly laid to raised engineered decking with two mature cherry trees and a fountain.

Parking Area
Parking for several vehicles. EV charging point. Leads to front garden and field area..

Workshop
18'8 x 8'4 (5.69m x 2.54m)
(Converted from garage). Light & power connected. Fitted (ex-kitchen) base and wall units. Wooden floor.

Office/Studio
18'9 x 10'7 (5.72m x 3.23m)
(Converted from garage). Light & power connected. Wooden benches to ends, wooden floor and ceiling spotlights.

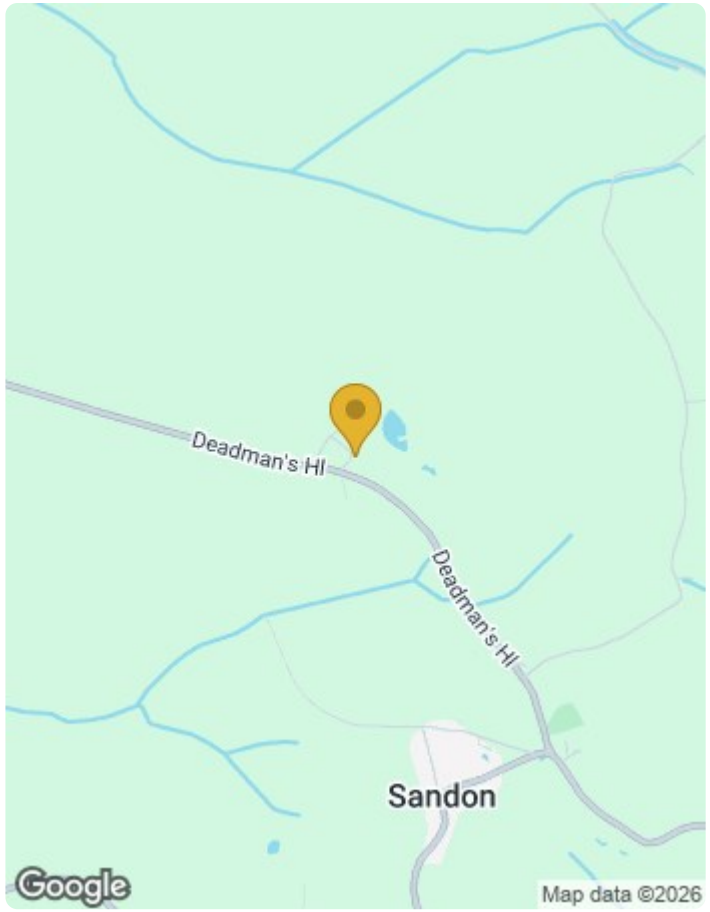
Field
Predominantly laid to grass with high tree and hedged boundaries.

Disclaimer
We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

Energy Performance Certificate
There is no requirement for an Energy Performance Certificate, as the property is Grade II Listed.

Ground Floor

First Floor



CHRIS DELLAR PROPERTIES

Highland Barn

Approximate Gross Internal Floor Area : 232.10 sq m / 2498.30 sq ft
(Excluding Outbuilding)
Outbuilding : 33.70 sq m / 362.74 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

CHRIS DELLAR
PROPERTIES

Your estate agent

58a High Street, Buntingford, Herts, SG9 9AH
T 01763 272605
E enquiries@chrisdellar.co.uk

www.chrisdellar.co.uk

CHRIS DELLA
PROPERTIES

CHRIS DELLA
PROPERTIES

CHRIS DELLA
PROPERTIES