



**Oliver  
Minton**  
Village & Rural Homes



**Barncroft, 2 Patient End Barns, Furneux Pelham, Herts SG9 0JN**

**£487,500 Freehold**

**Council Tax Band: F**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

Oliver Minton Village & Rural Homes are delighted to offer this superbly appointed single storey character conversion, set in a corner position on this quiet, small barn complex in a lovely rural location between Braughing & Funeux Pelham. With high ceilings and exposed beams, features include: hallway, superb 34' x 18'10 open-plan living room/kitchen, 2 double bedrooms and spacious shower room. There is double glazing, 'Calor' gas fired central heating to radiators, a private sewerage system, 2 allocated parking spaces with further visitors parking, lock up shed, a flat, level 65' x 45' rear garden backing on to countryside, accessed via footpath and a residents management company.

#### **Hallway**

High beamed ceiling. Ceramic tiled floor. Radiator. Front door. Vertical double glazed side panel.

#### **Superb Open-Plan Living Room / Kitchen**

10.59m x 5.74m (34'9 x 18'10)

A wonderful spacious room with beamed, vaulted ceiling. Oak flooring throughout living area and ceramic tiling in the kitchen area. Kitchen area with range of fitted wall and base units with wooden worktops and Butler sink. Recess for electric range cooker with extractor unit above. Island unit with granite work surface/breakfast bar and cupboards under. Plumbing for washing machine and dishwasher. Three radiators. Cupboard housing wall mounted 'Viessmann' gas fired boiler served by Calor gas. Dual aspect room with double glazed windows to front and rear and 2 sets of double glazed French windows to rear garden from living room area. Part glazed double doors from hallway.

#### **Bedroom One**

4.29m x 3.25m (14'1" x 10'8")

Double glazed window to front and double glazed French doors to front garden. Radiator. High vaulted ceiling with exposed beams.

#### **Bedroom Two**

3.10m x 2.87m (10'2 x 9'5")

Double glazed window to side. Radiator. High ceiling with exposed beams.

#### **Shower Room**

2.64m x 1.96m (8'8 x 6'5")

Double glazed obscure window. White pedestal wash hand basin and WC. Large glazed shower cubicle. Radiator. Heated towel rail. Part tiled walls. Ceramic tiled floor. High ceiling with exposed beams. Extractor fan.



## Outside

### Front Garden

Area of lawn. Pathway to front door. Sunken Calor gas cylinder.

### Allocated Parking

Allocated parking for 2 cars.

Further visitor parking space.

### Rear Garden

65' 0" depth x 45' 0" width (19.81m x 13.72m)

A super, flat garden, mainly laid to lawn and backing on to farmland access via adjoining footpath. Area of decking. Outside water tap. Enclosed by hedging and fencing to all sides.

N.B. The property is given the exclusive right to the use of the garden. The right cannot be taken away or altered without consent of the owner of Barncroft. There are restrictions on use of the garden - please ask for more details.

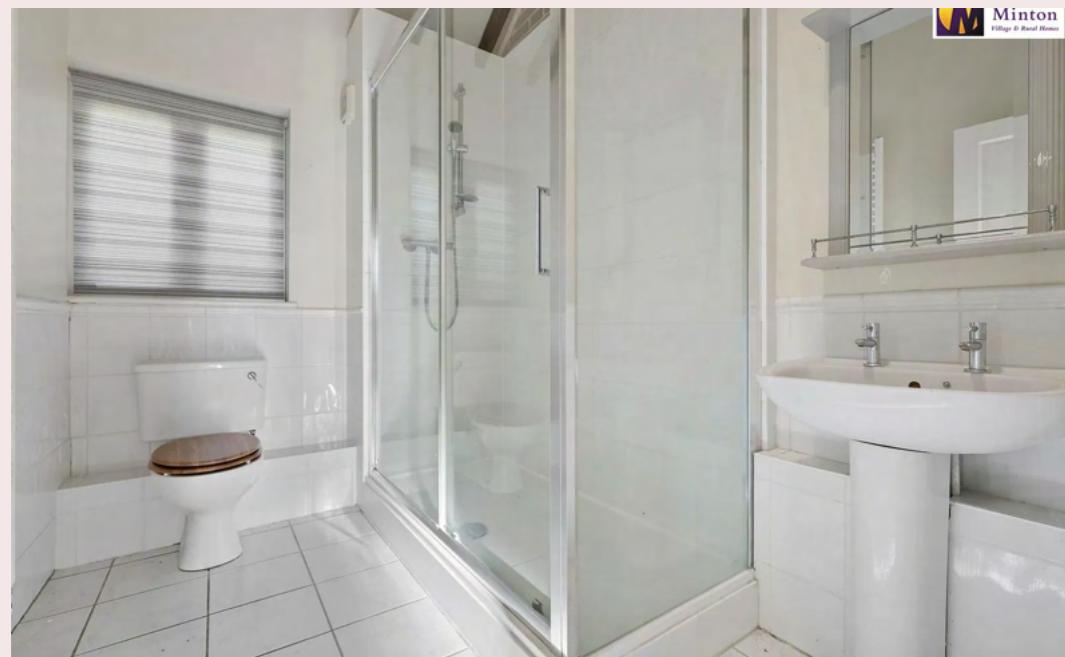
### Lock-Up Storage Shed

Communal access door (between Stable Cottage & Pondcroft, at the far section of the complex) giving access to individual lock-up storage sheds.

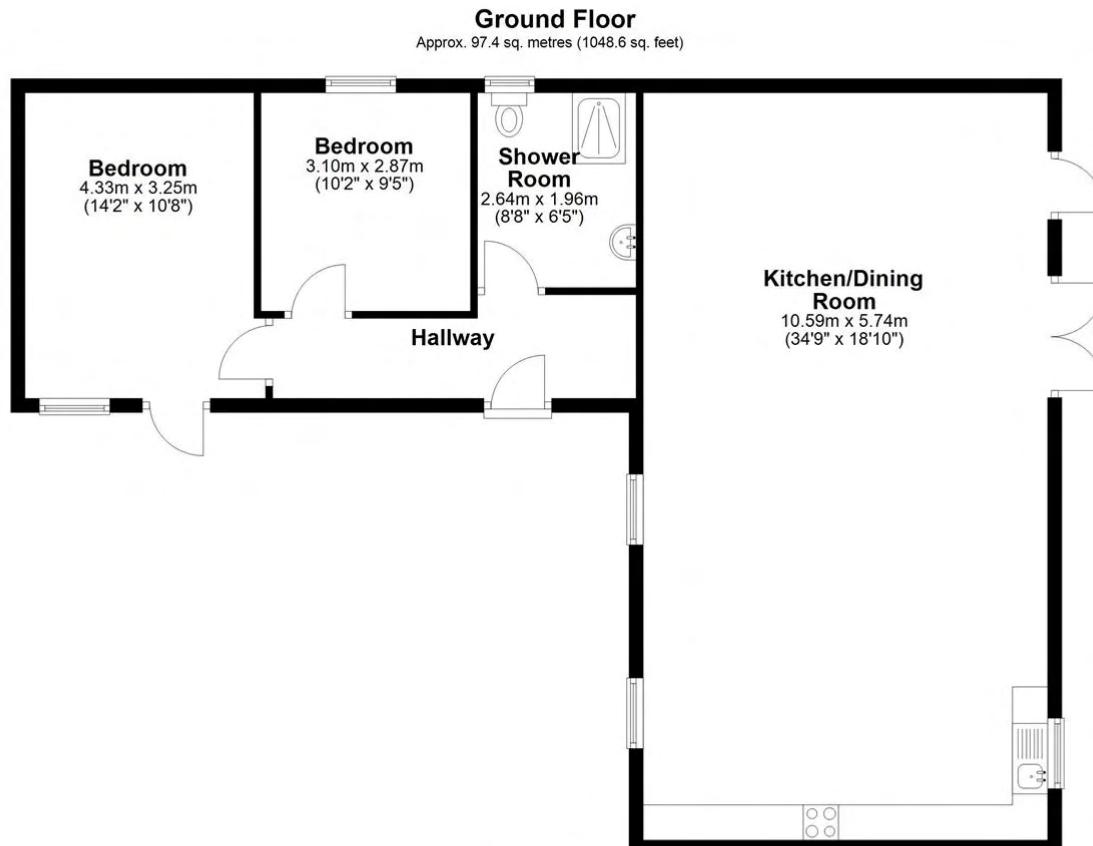
### Agents Note

Patient End Barns is a complex of 7 units with a private 'Conder' sewerage system. 'Patient End Barns Management Company Limited' has 7 directors, each of whom owns one of the properties. There is a fee of £100 per month paid to the management company towards the upkeep of communal areas and sewerage system. Heating is by 'Calor' gas to gas boiler and radiators, there is double glazing and mains electricity and water supply. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>





**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.

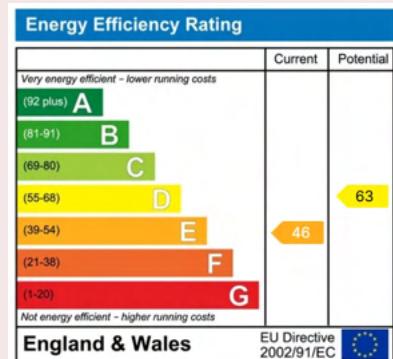


Total area: approx. 97.4 sq. metres (1048.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.□

### Patient End Barns



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