

# Jonathan Hunt

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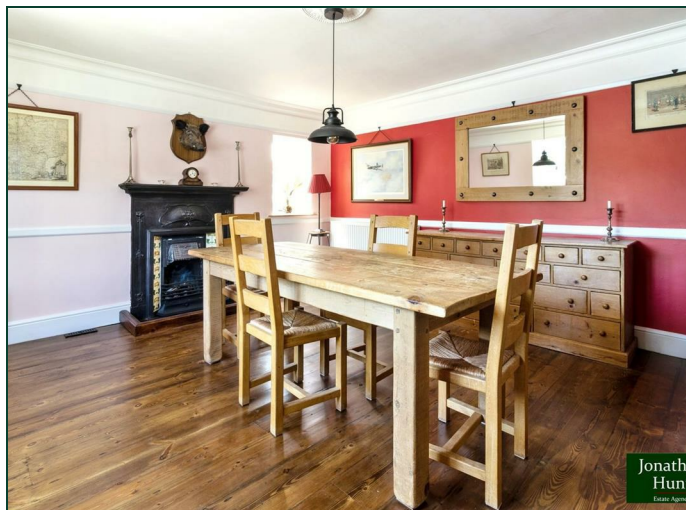
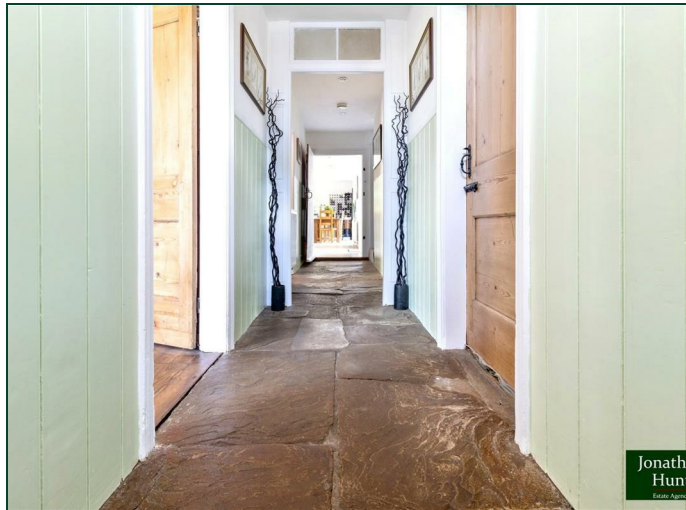
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**Black Bull House Dassels, Braughing, SG11 2RP**

**Price Guide £1,250,000**

## Black Bull House Dassels, Braughing, SG11 2RP

An exceptional chain-free detached period home, quietly set within a mature 0.3-acre plot and offering a superb balance of character, space and modern comfort. The property enjoys an elegant flow throughout, beginning with a generous entrance hall leading to a cloakroom, drawing room, sitting room and a formal dining room, each room retaining attractive original detailing and excellent proportions. The extended kitchen/breakfast room forms the natural heart of the house: a bright, sociable space designed for everyday living and entertaining, with direct access to the garden. A separate utility room adds valuable practicality on the ground floor. Upstairs, five genuine double bedrooms provide excellent family accommodation. The principal bedroom features a stylish en-suite and walk-in wardrobe, while the remaining bedrooms are served by a well-appointed family bathroom. The west-facing garden offers a high degree of privacy and enjoys sun throughout the afternoon. Extensive driveway parking leads to a detached double garage. The outbuildings are a standout feature and a major selling point. Alongside the garage sits a workshop and log store, but the real highlight is the detached Studio, fully powered, insulated and fitted with a log burner. This versatile space is ideal as a dedicated home office, creative studio, gym, treatment room or even a potential annexe/guest suite (subject to consents). For buyers seeking flexible lifestyle options, this setup is hard to match. The property also benefits from planning permission already granted for further expansion, giving buyers the opportunity to enhance and future-proof the home to suit their needs. A rare opportunity to secure a handsome period residence with generous grounds, superb outbuildings and excellent versatility, all chain free and ready for its next chapter.



**ENTRANCE HALL**

**DINING ROOM 15'0" x 13'3" (4.58 x 4.06)**

**LOUNGE 24'4" x 14'6" (7.43 x 4.43)**

**SNUG 15'5" x 9'11" (4.72 x 3.04)**

**CONSERVATORY 19'1" x 9'5" (5.82 x 2.89)**

**UTILITY ROOM 13'7" x 7'2" (4.15 x 2.19)**

**KITCHEN/BREAKFAST ROOM 18'9" x 16'11" (5.74 x 5.16)**

**FIRST FLOOR**

**PRINCIPAL BEDROOM 16'10" x 11'10" (5.15 x 3.62)**

**EN-SUITE 6'10" x 6'5" (2.1 x 1.98)**

**WALK IN WARDROBE 9'6" x 6'10" (2.91 x 2.1)**

**BEDROOM TWO 13'8" x 11'7" (4.18 x 3.55)**

**BEDROOM THREE 13'8" x 11'4" (4.19 x 3.47)**

**BEDROOM FOUR 13'8" x 10'0" (4.18 x 3.07)**

**BEDROOM FIVE 11'1" x 10'0" (3.40 x 3.07)**

**BATHROOM 12'0" x 7'1" (3.68 x 2.18)**

**GARDEN ROOM 24'8" x 9'7" (7.53 x 2.94)**



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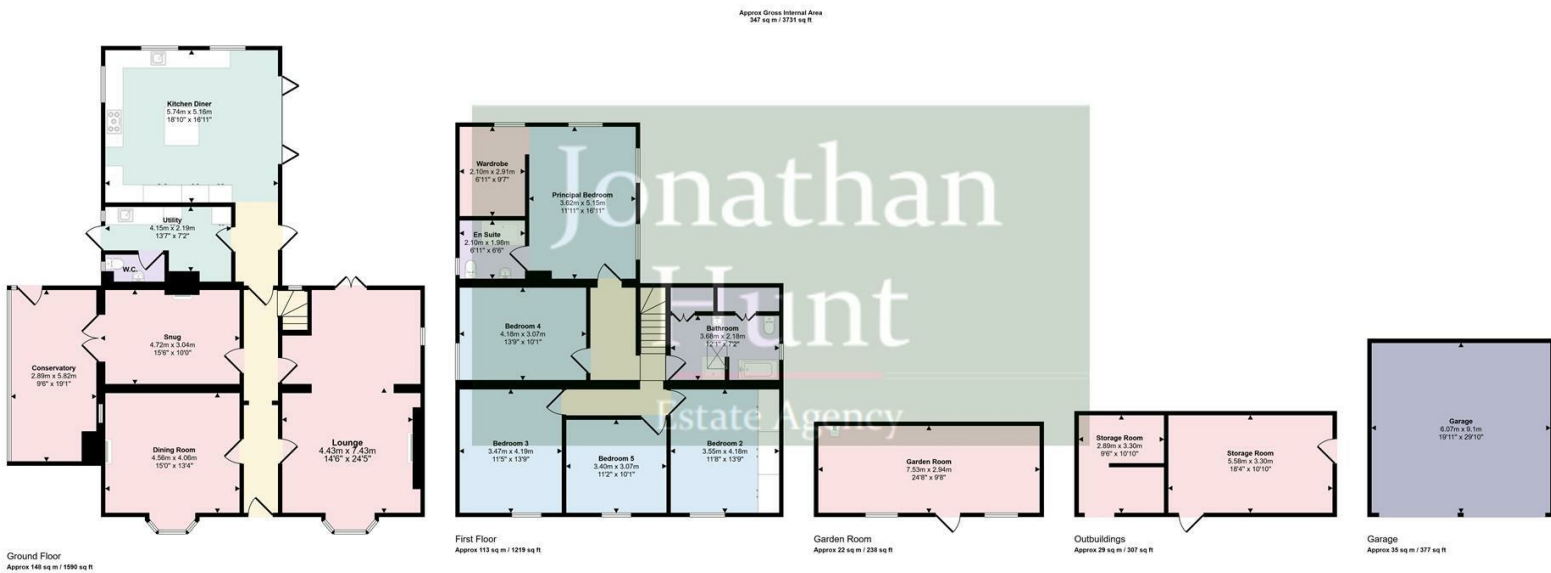


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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Some of items such as bathroom suites are representative only and may not look like the real items. Made with Made Spacely 360.

