



Water End Moor, Water End, HP1 3BL
Offers in excess of £1,500,000

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Moor Cottage is a unique, grade 2* listed detached residence constructed from four crucks which dates back to 1480 and represents a unique opportunity to purchase a piece of quintessential English history.

The property is situated on a secluded plot measuring roughly 1.6 acres, benefits from accommodation spanning 2700 square feet including the barn, which is currently utilised as a triple garage and additional outbuildings.

Located toward the top of the garden is a full size tennis court, a detached summer house and a paddock with private gated access which may offer potential to build/develop subject to the necessary permissions. Council tax band G.

Wooden Glazed Front Door

Entrance Hallway

Wood panelling. Quarry tiled flooring. Radiator. Under stair stoarge. Access to the living room. Original timber archway to the study.

Study

Secondary glazed window. Two wooden glazed leaded windows. Radiator. Wood flooring. Fitted with a range of book shelves, file storage and cupboards.

Living Room

Wooden glazed leaded window. Radiator. Inglenook style fireplace with an open fire. Built in range of storage solutions. Stairs rising to the first floor accommodation. Access to two inner hallways.

Inner Hallway

Radiator. Tiled flooring. Secondary staircase leading to the first floor. Access to the rear vestibule and kitchen/breakfast room.

Kitchen/Breakfast Room

Wooden glazed leaded window. Corner wooden glazed leaded windows. Fitted with a range of eye and base level units with work surfaces over. One and a half 'Smeg' oven. Electric hob with extractor over. Integrated fridge. Stainless steel sink with drainer unit and mixer tap. Cupboard housing space for a dishwasher. Tiled flooring. Partially tiled walls. Tiling to window sill. Pantry. Cupboard housing the oil fired boiler.

Rear Vestibule

Wood glazed stable door leading to the rear garden. Wooden glazed window. Tiled flooring. Access to the downstairs shower room.

Shower Room

Wooden glazed window. Fitted with a three piece suite to include a shower enclosure, wall mounted wash hand basin and low level w/c. Tiled flooring. Partially tiled walls. Heated towel rail. Shaver point.

Inner Hallway

Radiator. Access to the utility room and dining room.

Dining Room

Double glazed leaded wooden doors leading to the rear patio area. Two leaded wooden glazed windows. Parquet flooring. Radiator. Fireplace with electrically powered log burner effect fire. Built in range of storage solutions.

Utility Room

Wooden framed leaded glazed window. Glazed window. Door leading to the rear garden. Original brick flooring. Fitted with a range of low level units. Butler sink. Space for a washing machine and an additional appliance. Tiling to splash back areas. Radiator.

Sun Room

Oak frame and double glazed construction. Vaulted ceilings. Tiled flooring. Underfloor heating. Double doors leading to the rear garden. Feature lighting built into the window sills.

First Floor Landing

Access to the family bathroom and four bedrooms.

Bedroom

Secondary glazed wooden leaded window. Wooden leaded window. Walk in wardrobe. Radiator. Access to the en suite.

En Suite

Fitted with a three piece suite to include a bath, pedestal wash hand basin and a low level w/c. Internal glazed window. Chrome heated towel rail. Extractor fan. Shaver point. Wood effect flooring. Tiling to splash back areas.

Bedroom

Three glazed wooden leaded windows. Radiator. Cabinet enclosed wash hand basin with tiling to splash back area. Shaver point.

Bedroom

Wooden glazed leaded window. Radiator. Built in storage. Pedestal wash hand basin. Heated towel rail.

Bedroom

Wooden glazed leaded window. Radiator.

Family Bathroom

Wooden glazed leaded window. Internal glazed window. Fitted with a three piece suite to include a panel enclosed bath, pedestal wash hand basin and a low level w/c. Chrome heated towel rail. Shaver point. Airing cupboard. Door and stairs leading down to the ground floor accommodation.

To The Front

Gated driveway leading to the garage forecourt. Front garden laid predominantly with lawn. Flowed beds. Array of mature trees. Original well. Timber pergola structures with planting. Enclosed by low level timber panel fencing and hedging. Brick pathway leading to the front door.

To The Side/Rear

A sizeable private garden laid with lawn. Mature trees and hedging. Flower beds. Vegetable garden. Greenhouse. Outside tap. Access to the reclaimed 'Suffolk brick' barn currently utilised as garages, storage and a workshop. Access to the tennis court. Parking area at the garden's end. Gated rear access. Access to the paddock.

Garages/Outbuildings

Double garage accessed via 'up and over' electric door. Third garage which has been partitioned as two storage areas. Workshop with two glazed windows, power and lighting. The loft of the garages is accessed via a wooden staircase and wooden door, it also has a glazed window. Separate outbuilding housing the oil tanks & log store.

Tennis Court/Summer House

Tennis court accessed via two gates and enclosed by chain link fencing. Detached outbuilding accessed via a storm porch currently utilised as sports equipment storage but could make a superb office. Wooden glazed door. Three glazed windows. Tiled flooring. Power and lighting.

Paddock

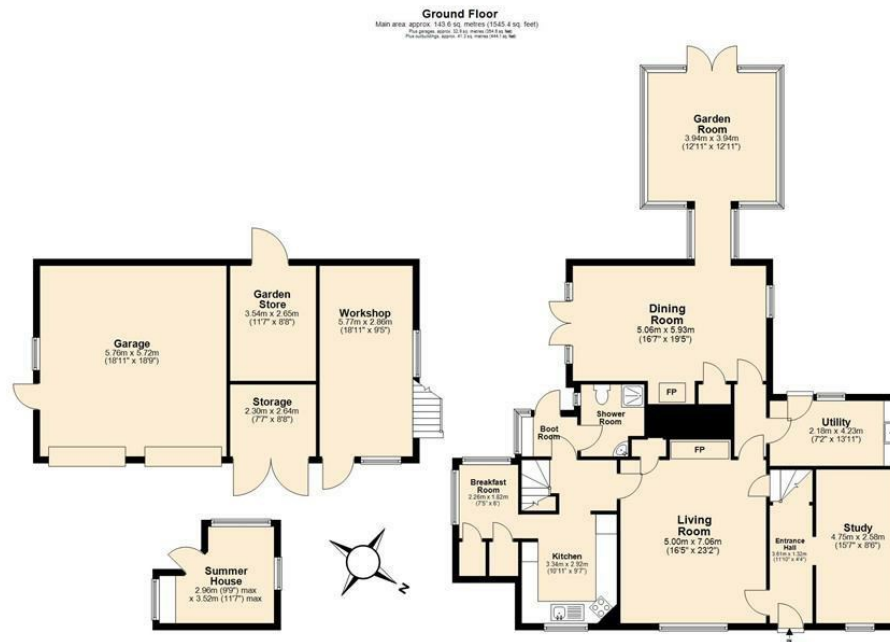
A gated paddock which offers potential to build subject to the necessary planning permission.

Buyers Information

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Main area: Approx. 258.3 sq. metres (2780.4 sq. feet)

Plus garage approx. 33.9 sq. metres (364.6 sq. feet)

Plus outbuilding approx. 41.3 sq. metres (441.1 sq. feet)

Every attempt has been made to ensure the accuracy of this floor plan, however no responsibility is taken for errors, omissions or mis-measurements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Sears & Co

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100