



Elliot Heath
ESTATE AGENTS

Wengeo Cottage Wengeo Lane, Ware
Guide Price **£2,300,000**

Wengeo Cottage Wengeo Lane

Ware

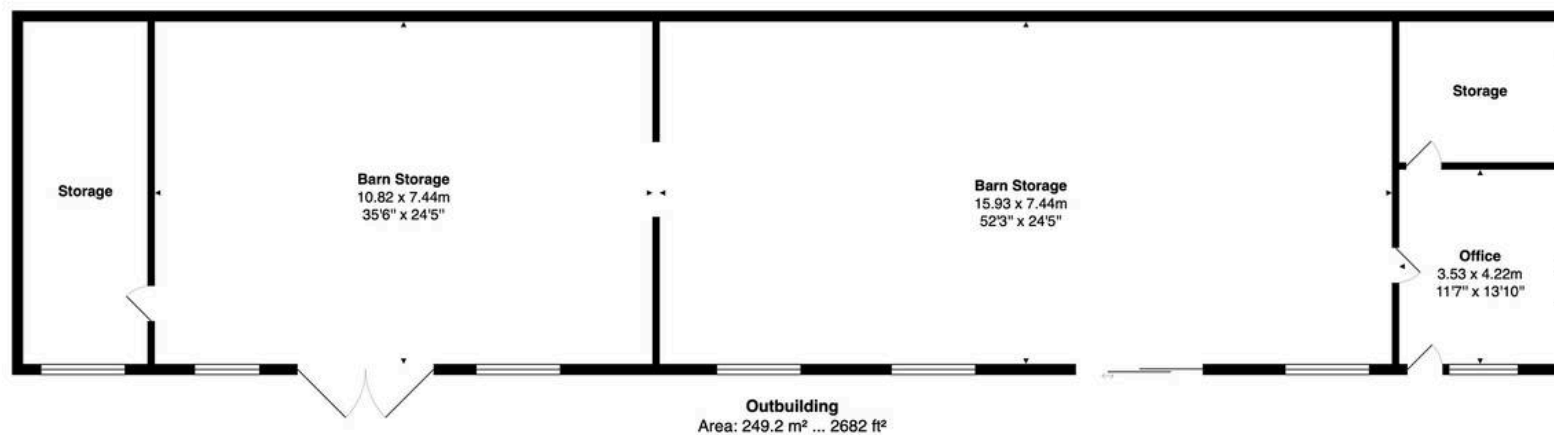
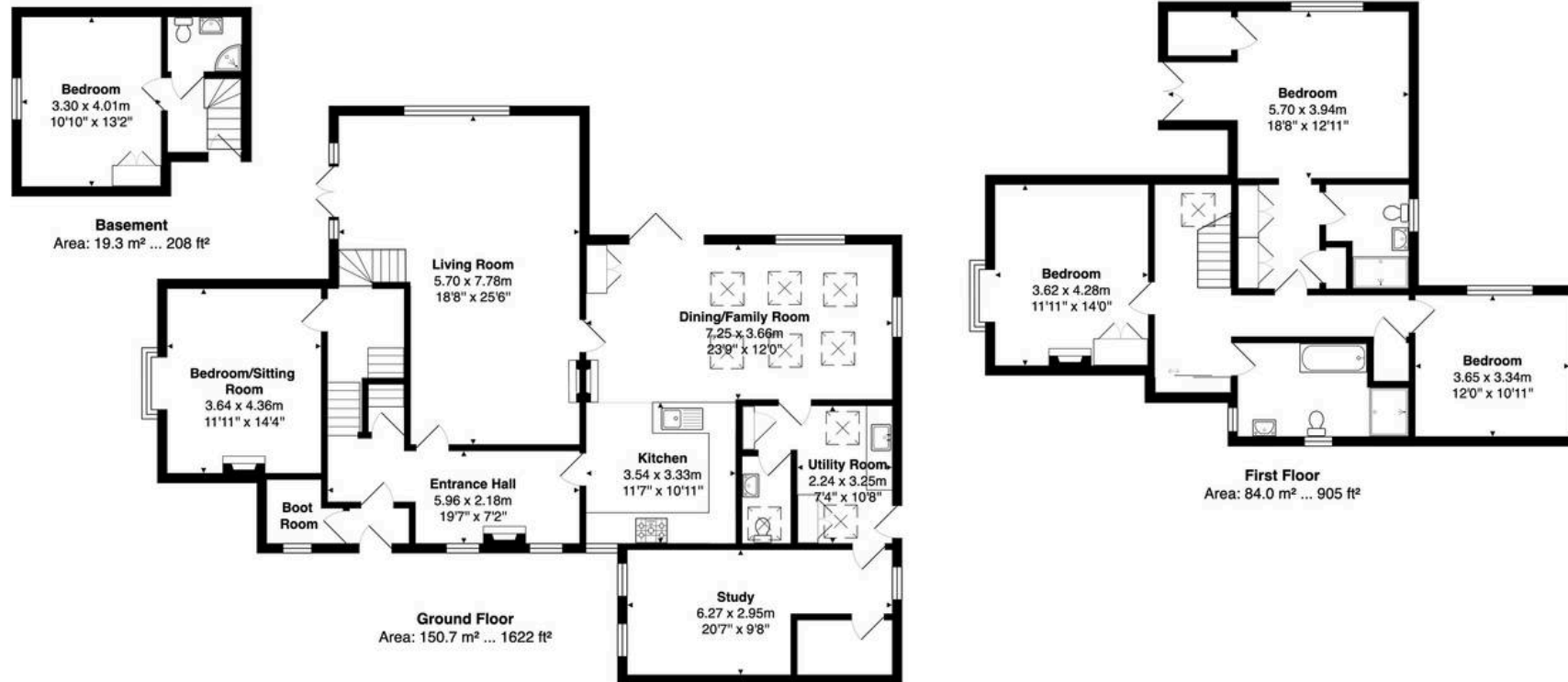
Individual detached home on mature plot with 4,000+ sq ft, outbuildings & office space. Includes an additional plot with planning permission for 2 detached 1,600 sq ft bungalows, full plans available Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Lobby

With door to the boot room, window to front aspect and door to:

Entrance Hall

19' 7" x 7' 2" (5.96m x 2.18m)

With two double glazed windows to front aspect, stairs rising to half landing, wood flooring, radiator, attractive brick fireplace, doors to:

Living Room

18' 8" x 25' 6" (5.70m x 7.78m)

Dual aspect with double glazed windows and double doors onto the rear garden, radiator, fitted cupboards and shelving to one wall, double sided brick fireplace housing a wood burning stove, door to the dining/family room and stairs to:

Half Landing

With stairs to first floor and door to:

Bedroom/Sitting Room

11' 11" x 15' 2" (3.64m x 4.63m)

With double glazed box bay window to side aspect with window seat, radiator, attractive cast iron fireplace, fitted shelving and cupboards to alcoves.

Dining / Family Room

23' 9" x 12' 0" (7.25m x 3.66m)

Vaulted ceiling with exposed timbers, dual aspect with double glazed windows and bi fold doors onto the rear garden together with six skylight windows, tiled flooring, double sided brick fireplace from the living room, door to the utility and open to:

Kitchen

11' 7" x 10' 11" (3.53m x 3.33m)

With double glazed window to front aspect. Fitted with a range of wall and base storage units with granite work surfaces over incorporating a sink and drainer unit, space for range style cooker, integrated appliances, tiled splash back areas, tiled flooring, door to the entrance hall.



Utility Room

7' 4" x 10' 8" (2.24m x 3.25m)

With stable door to outside and two skylight windows. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a Butler style sink and drainer unit, appliance space, tiled flooring, built in storage cupboard, doors to:

Downstairs WC

With skylight window. Fitted with a suite comprising dual flush wc, wash hand basin, tiled flooring.

Study

20' 7" x 9' 8" (6.27m x 2.95m)

Dual aspect with double glazed windows to two sides, Amtico flooring, fitted shelving and cupboards to one wall and large built in storage cupboard.

First Floor Landing

With skylight window, built in storage cupboard and doors to:

Bedroom One

18' 8" x 12' 11" (5.70m x 3.94m)

With double glazed window and double glazed double doors opening onto the Juliet balcony, radiator, dressing area with fitted wardrobe cupboards, further built in storage cupboard and door to:

Ensuite Shower Room

With double glazed window to side aspect. Fitted with a suite comprising shower cubicle, inset wash hand basin, concealed cistern wc, fully tiled, heated towel rail.

Bedroom Two

11' 11" x 14' 1" (3.62m x 4.28m)

With double glazed box bay window, radiator, fitted wardrobe cupboard.

Bedroom Three

12' 0" x 10' 11" (3.65m x 3.34m)

With double glazed window to rear aspect, radiator, feature fireplace.



Family Bathroom

Dual aspect with double glazed windows to front aspect. Fitted with a suite comprising shower cubicle, tile enclosed bath, dual flush wc, vanity unit with inset wash hand basin, fitted shelving and cupboard units, tiled splash back areas, tiled flooring.

Basement

13' 2" x 10' 10" (4.01m x 3.30m)

With doors to:

Bedroom

10' 10" x 13' 2" (3.30m x 4.01m)

With double glazed window to side aspect, radiator, feature fireplace, fitted wardrobe cupboard.

Shower Room

Fitted with a suite comprising shower cubicle, inset wash hand basin, concealed cistern wc, fully tiled, heated towel rail.

Outbuilding

To the rear of the property is a substantial detached barn extending to just over 2,600 sq ft. The barn is currently divided into two large storage areas and is presently used for vehicle storage, whilst also benefiting from two additional storerooms and a converted study. Offering excellent versatility, the building could suit a variety of uses including workshop space, garaging, home business premises or ancillary accommodation. Subject to the necessary planning consents, the barn may also offer further redevelopment potential.

Agents Note

The property currently benefits from a substantial frontage which has full planning permission granted for the construction of two detached bungalows, each extending to approximately 1,600 sq ft. Planning consent has been approved under East Herts District Council reference 3/25/0523/FUL. The approved plans create an excellent opportunity for development, whether for resale, multi-generational living or long-term investment. Full details and plans are available online or upon request.





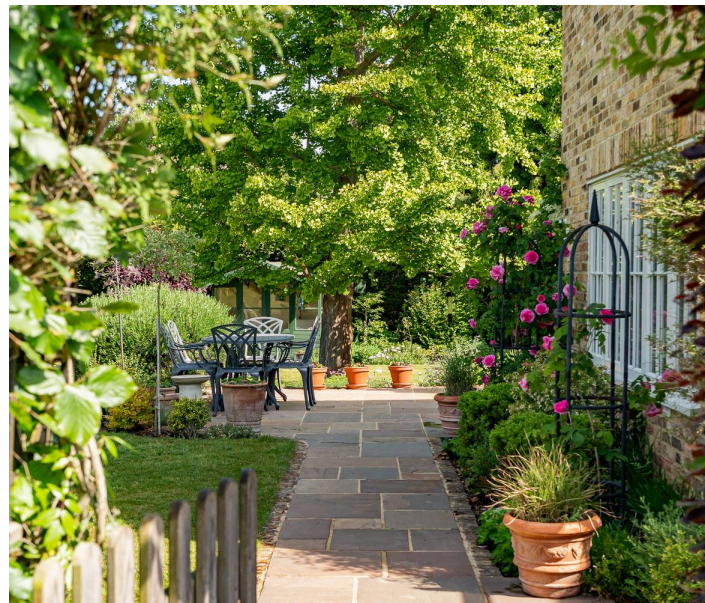
GARDEN

Externally, the gardens are a particular feature of the home, predominantly laid to lawn with mature trees, established flower and shrub borders, ornamental pond and summer house. The grounds enjoy a wonderful secluded feel.

DRIVEWAY

4 Parking Spaces

Driveway providing off street parking for several vehicles.





Elliot Heath Estate Agents

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