



**BROWN & CO**

APPLE COTTAGE, BRENT PELHAM



# -APPLE COTTAGE, PUMP HILL -

Brent Pelham | Buntingford | SG9 0HQ

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A charming and unique four double-bedroom detached residence occupying an enviable position within this sought after village, set within mature grounds of approximately 0.5 acres and backing onto rolling countryside.

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## Property Highlights

Sought after village location with rural outlooks - Well established and secluded grounds - Plot of about 0.5 acres - Ample off road parking and detached double garage - Strong road links to nearby villages and towns - Optional ground floor living - Well presented and versatile accommodation

## House

**Ground Floor:** Entrance hallway - Living room - Dining room - Kitchen breakfast room - Guest cloakroom - Inner hallway - Bedroom three - Bedroom four - Bathroom

**First Floor:** Landing - Principal bedroom - En-suite bathroom - Bedroom two - En-suite shower room

**Total: 1813sq. ft. (169 sq. m)**



## DETAILED DESCRIPTION

A rare opportunity to acquire a most impressive four double bedroom detached residence set within private grounds extending to approximately 0.5 acres, together with a detached double garage and orchard. The well presented and versatile accommodation extends to approximately 1813 sq. ft. over two floors, with the added flexibility of ground floor living if required. Furthermore, the property is well positioned for access to nearby towns, with mainline rail services available from both Royston and Bishop's Stortford, offering regular direct links to London King's Cross and London Liverpool Street respectively.

## LOCATION

Pump Hill is situated within the highly regarded and picturesque village of Brent Pelham, positioned in East Hertfordshire close to the Cambridgeshire border. The village lies via road links approximately 11 miles south of Royston, around 4.5 miles east of Buntingford, 9 miles north-west of Bishop's Stortford and approximately 20 miles south of Cambridge, offering a desirable rural setting within convenient reach of nearby towns and cities.

Transport links are well catered for. Road access is available via the nearby A10 and A505, providing routes to Royston, Buntingford, and Bishop's Stortford, with onward connections to the M11 and A1 (M). Mainline rail services are available from both Royston and Bishop's Stortford, offering regular direct services to London King's Cross and London Liverpool Street respectively, together with access to Stansted Airport for international travel.

Local amenities reflect the village's rural character and include a public house, parish church, and village hall, with a wider range of shops, services, and leisure facilities available in nearby Buntingford, Royston, and Bishop's Stortford, all of which are within convenient driving distance. The surrounding countryside provides a key lifestyle benefit, with an extensive network of public footpaths and bridleways offering excellent opportunities for walking, cycling, and outdoor recreation.

Educational provision is available within the surrounding area, with primary schooling in nearby villages and secondary education in Buntingford, Royston, and Bishop's Stortford. In addition, a number of highly regarded independent schools are accessible across the wider region, including those in Cambridge and Hertfordshire.





**ACCOMMODATION  
GROUND FLOOR**

**ENTRANCE HALLWAY**

With entrance door, windows to the side aspect, wood effect flooring, bespoke fitted unit with double cupboard and drawers, door to guest cloakroom, dining room and step down to living room

**LIVING ROOM**

With windows to the front and rear aspect, Stovax wood burning stove with stone hearth, surround and mantle, engineered oak flooring, French doors to the garden

**DINING ROOM**

With window to the side aspect, wood effect flooring, Jotul wood burning stove with stone hearth and wooden mantle, window seat with built in storage cupboards below, cupboard housing hot water cylinder, bespoke fitted unit with eye and base level storage cupboards, part panelled feature walls, door to kitchen breakfast room and inner hallway



**KITCHEN BREAKFAST ROOM**

With window to the rear aspect, range of matching eye and base level units, granite counter with inset double butler sink, L shaped wooden counter, metro tiled splashback, space for freestanding appliances including Rangemaster oven with extractor hood over, dishwasher, washing machine and American style fridge freezer, integral under stairs storage cupboards, wood effect tiled floor, door with stairs to the first floor and door to gazebo seating area

**GUEST CLOAKROOM**

With low level wc with eco flush button, vanity unit with inset wash basin with chrome mixer tap over, wood effect flooring

**INNER HALLWAY**

With window to the front aspect, doors to

**BEDROOM THREE**

With Windows to the side and rear aspect, Window seat with built in storage cupboards below, fitted double wardrobe, feature fireplace with tiled hearth and wooden mantle



**BATHROOM**

With window to the side aspect, traditional suite comprising; low level wc, freestanding bath with drencher head shower over and wash stand with inset basin, part tiled walls, wood effect flooring, chrome heated towel rail



## FIRST FLOOR

### LANDING

With doors to

### PRINCIPAL BEDROOM

With window to the front and rear aspect, Juliette balcony overlooking garden, fitted wardrobes, feature wood panelled wall, door to

### EN-SUITE BATHROOM

With window to the rear aspect, traditional suite comprising; low level wc, pedestal wash basin, freestanding bath with telephone style mixer tap over and glass and chrome shower cubicle, oak flooring, part panelled walls

### BEDROOM TWO

With window to the side and rear aspect, loft access via hatch, door to

### EN-SUITE SHOWER ROOM

With window to the rear aspect, suite comprising; low level wc with eco flush button, wall mounted wash basin and shower enclosure with glass and chrome door, part panelled walls, tiled floor

### OUTSIDE

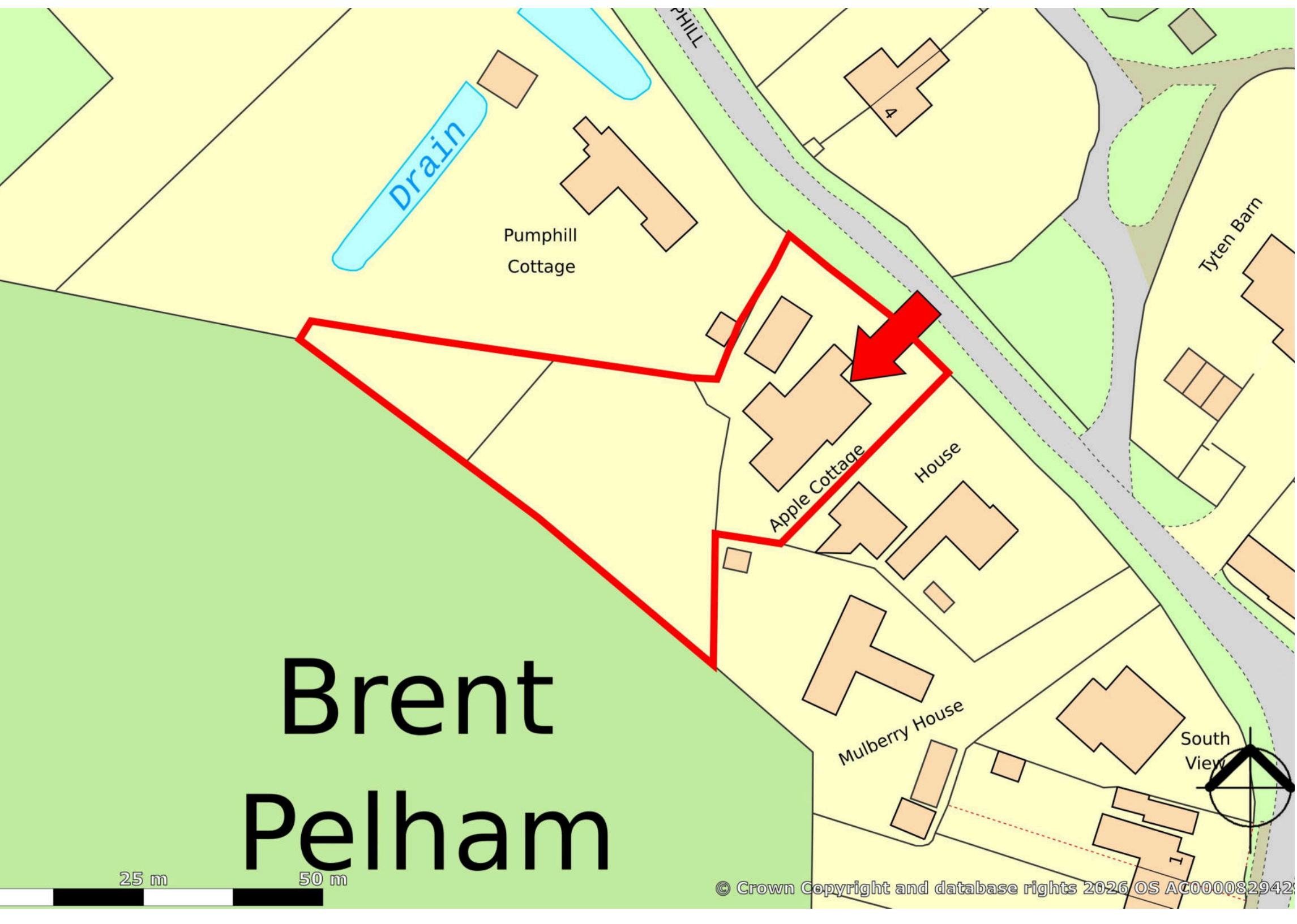
The front boundary is defined by a mature hedgerow, with an opening leading to a large paved driveway providing access to the double garage. In addition, a gated courtyard garden features a selection of well stocked planted beds, with a central pathway leading to the entrance door. The frontage is further enhanced by a well maintained lawn and a secondary gravel driveway, which leads to an additional gated parking area.

The mature and thoughtfully landscaped rear garden creates a strong sense of tranquillity and seclusion, enjoying a southerly aspect. Predominantly laid to lawn, the garden incorporates a variety of seating areas, including a gazebo accessed via French doors from the kitchen/breakfast room, together with a further patio terrace accessed from the living room. Composite steps lead to an elevated gravel pathway beneath a large pergola, centred around a raised pond constructed from timber railway sleepers. The lawn is bordered by an impressive range of well stocked beds with mature shrubs and trees, backing onto open countryside. Furthermore, the lawn leads through to a private orchard featuring a selection of fruit trees. Additionally, the property benefits from a comprehensive range of outbuildings, including a summer house, potting shed, storage sheds, log store, and workshop. Further practical features include external power points, lighting, outside taps, and gated side access.









Drain

Pumphill  
Cottage

Apple Cottage

House

Mulberry House

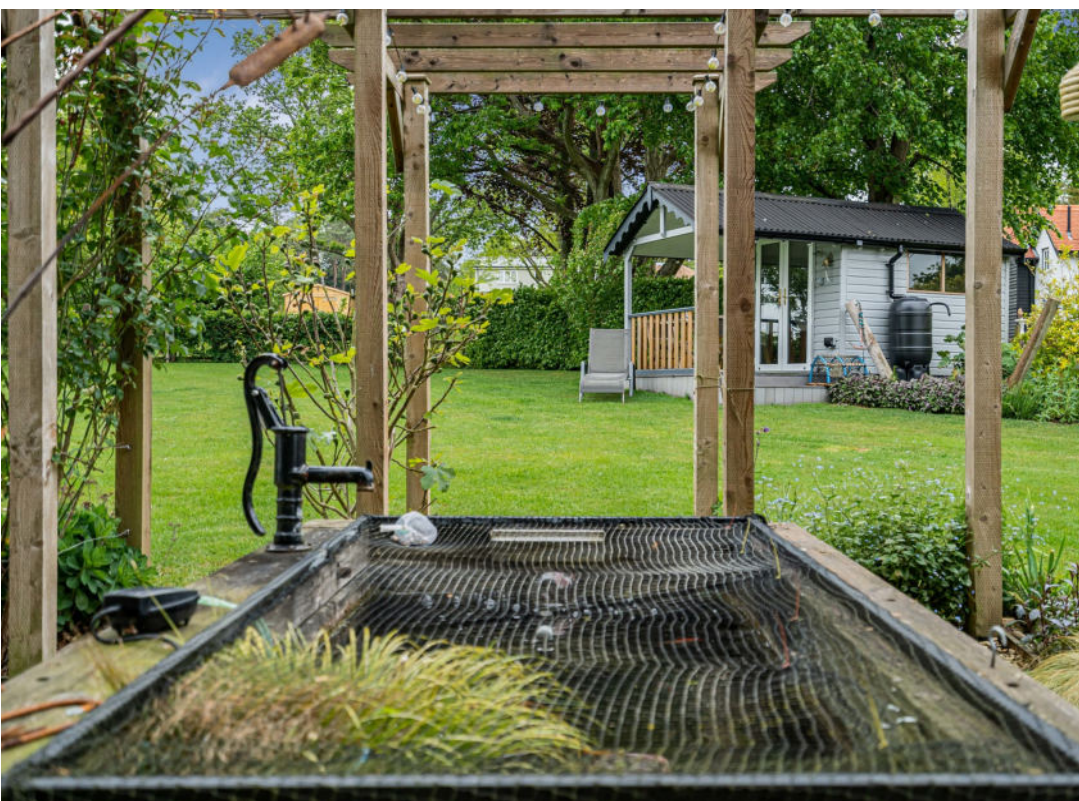
Tyten Barn

South View

Brent  
Pelham

25 m

50 m



**Approximate Gross Internal Area 1813 sq ft - 169 sq m  
(Excluding Garage, Outbuilding & Gazebo)**

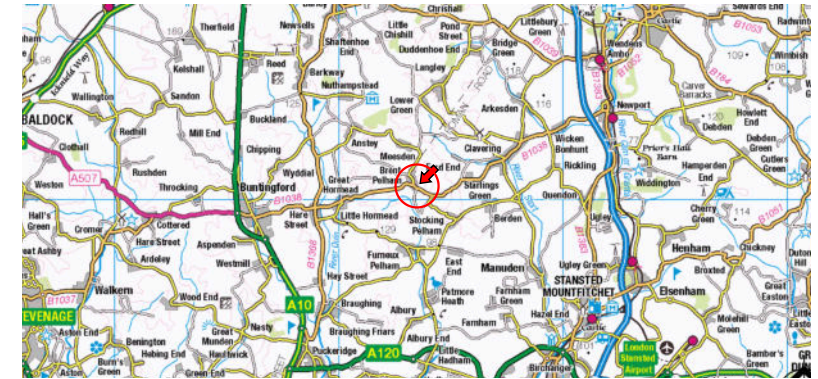
Ground Floor Area 1319 sq ft – 123 sq m

First Floor Area 494 sq ft – 46 sq m

Garage Area 457 sq ft – 42 sq m

Outbuilding Area 70 sq ft – 7 sq m

Gazebo Area 217 sq ft – 20 sq m



Tenure: Freehold

Services: mains electricity and water,  
Heating is provided via an oil-fired system,  
no mains gas, drainage is via a private  
septic tank.

Council Tax Band: G

EPC: TBC

Important Information Regarding the  
Property Title: Prospective purchasers are  
advised that the property may be subject to  
restrictions, easements, rights of way, or the  
presence of third-party services crossing  
the land. Full legal information, including  
any such matters, can be found within the  
official title register. The property is  
registered under Title Number: HD203361.  
A copy of the title register and title plan can  
be obtained from HM Land Registry or via  
your legal representative.

Buyers should satisfy themselves as to  
the nature of any such matters before  
entering into any contractual  
commitment.

Viewing: Strictly by prior appointment  
through the selling agents Brown&Co.

Agents Note: A Material Information  
Pack has been created to be read in  
conjunction with the particulars and can  
be made available upon request.

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AG ALLIANCE

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