



GREENHILL



The Pump House Bury Lane
, Great Hornead, SG9 0NS
Guide price £1,250,000



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5 MINUTES FROM BUNTINGFORD READY TO VIEW NOW- Greenhill Estates are delighted to present The Pump House, an exceptional 4/5 bedroom barn conversion set within an exclusive brand new private gated development in the picturesque village of Great Hornead, just five minutes from Buntingford High Street. Extending to approximately 3,000 sq ft (with the optional potential of adding a garage), this stunning home perfectly combines timeless character with contemporary luxury.

Beautifully restored by the developer, The Pump House retains an abundance of original features including exposed period beams, striking flint walls and charming character details, all sympathetically blended with high-quality modern finishes and energy-efficient living.

The property offers spacious and versatile accommodation with 2 elegant reception rooms including a large living room with high vaulted ceilings, another downstairs room which would be used as a 5th bedroom, a spacious kitchen/diner, utility room, a cloakroom, 4 generously sized double bedrooms and 3 beautifully appointed bathrooms.

Finished to an exceptional specification throughout, this new conversion provides the perfect balance of old and new, creating a truly unique family home ideal for both entertaining and modern living. Buyer incentives are also available.



Modern Specification

Historic Legacy

Location

Buyers Note

Area Map



Floor Plan

The Pump House

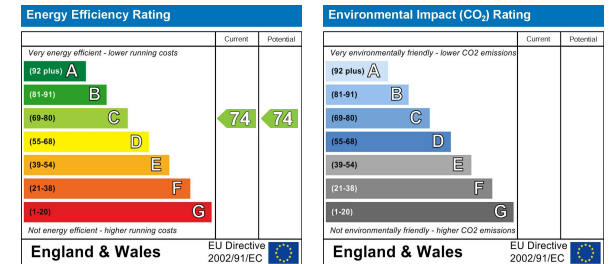
Character and modern luxury meet in this wonderfully spacious four-bedroom family home. Downstairs is perfect for both relaxing and entertaining, featuring a large living room, a handy utility space, and a gorgeous kitchen where an original large glass wall lets you look right out over the gardens. Every room elegantly pairs premium modern features with historic touches. Update, you will find four generously sized bedrooms, all enjoying the privacy of their own en-suite bathrooms.

Room	Dimensions (Width x Depth)
Bedroom 1	3.00m x 4.00m (9'8" x 13'0")
Bedroom 2	3.00m x 4.00m (9'8" x 13'0")
Bedroom 3	3.00m x 4.00m (9'8" x 13'0")
Bedroom 4	2.00m x 4.00m (6'6" x 13'0")

Total Area

Ground Floor: 2,000 sq ft (187 sq m)
 First Floor: 1,000 sq ft (93 sq m)
 Total: 3,000 sq ft (280 sq m)

Energy Efficiency Graph



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