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*Independent Estate Agents and Valuers*







# 14, The Old Brewery, Furneux Pelham, Buntingford, Hertfordshire, SG9 0TS

## Offers over £595,000

A most impressive four double bedroom character property which is superbly presented throughout.
This is a stunning conversion of the former Victorian Rayments of Pelham Brewery originally built in 1869 and converted by a renowned local builder circa 2003.

The accommodation which extends to over 2,000 square feet has double glazing and oil fired central heating.

On the ground floor: Entrance hall, downstairs cloakroom, large square sitting room with a feature fireplace, separate dining room, modern fitted kitchen/breakfast room with appliances integrated.

On the first floor: Guest room with an en-suite shower room, two further double bedrooms and a luxury bathroom which also has a shower.

On the second floor: The master bedroom suite comprising a generously proportioned bedroom with a vaulted ceiling, two walk-in wardrobe cupboards and a luxury en-suite shower room.

The Old Brewery has lovely landscaped gardens to the front which are maintained by one of the residents who is a trained horticulturist. This property has a parking space in the front garden plus space in front of the garage. The rear garden is small and easy to maintain. It enjoys a sunny westerly aspect and overlooks the River Ash and farmland beyond.

Furneux Pelham is a charming village surrounded by gently sloping fields. It boasts a well regarded primary school, village hall, parish church and a locally owned public house/restaurant with a small playground attached.

The market town of Bishop's Stortford is approximately eight miles away and has a mainline railway station with excellent commuter service to Liverpool St. Station.
Buntingford is another popular destination for shopping. It is located just under six miles to the west. Access to junction 8 of the M11 motorway is located to the east of Bishop's Stortford, approximately nine miles away.
No energy performance certificate as it is a listed building. Council Tax Band F.

Relocation agent network relocation-agent-network.co.uk
rightmove
allAgents .co.uk
The Property Ombudsman

## Entrance Hall

Ceramic tiled floor. Radiator. Four inset ceiling lights. Understairs cupboard. Stairs to the first floor. Doors to sitting room, dining room, kitchen and:



## Downstairs Cloakroom

5'4" x 3'5" (1.630 x 1.055)
Refitted with a modern white suite.
Wall mounted wash basin with mixer tap. WC with concealed cistern. Half tiled walls. Chrome heated towel rail. Extractor fan. Ceramic tiled floor.



## Kitchen/Breakfast Room

17'6" x 12'3" (5.349 x 3.743)
An extremely spacious room which has an extensive range of gloss cream 'handle less' units and granite work surfaces. The kitchen area includes a range of integrated appliances: Bosch stainless steel oven, induction hob, stainless steel and glass chimney style extractor hood, microwave, washing machine, tumble dryer, fridge, freezer and plumbed in water softener.



Franke composite inset sink unit with filter and mixer taps with cupboards below. Adjacent and opposite work surfaces with cupboards and drawers below. One corner, six single and three double eye level wall cupboards with lighting below. Cupboard housing Grant oil fired central heating boiler. Radiator. Ceramic tiled splashbacks to work surfaces. Ceramic tiled floor. Two double glazed multi-paned windows to the front aspect. TV point. Numerous inset ceiling lights.





## Dining Room
15'3" x 7'11" (4.657 x 2.426)
Radiator. Double glazed multi-paned window to the rear aspect. Ceramic tiled floor. Six inset ceiling lights.



## Sitting Room
17'11" x 17'8" (5.466 x 5.397)
A most impressive reception room which is well lit by double glazed windows to the rear aspect which include French doors leading to the rear garden.

Feature fireplace with a redbrick chimney breast and hearth which incorporates a wood burning stove.

Ceramic tiled floor. TV and telephone points. Radiator. Seventeen inset ceiling lights.







## First Floor Landing
Six inset ceiling lights. Stairs to the second floor. Built-in airing cupboard housing Megaflo mains pressure hot water cylinder.

**Bedroom Two**
18'5" x 12'4" max (5.626 x 3.766 max)
An excellent guest room or alternative master bedroom.



Well lit by two double glazed windows to the front aspect which have fitted bench seats on the wide window sills below.

A particular feature of this room are the exposed timbers in the ceiling.

Radiator. TV point. Six inset ceiling lights. Door to:





**En-Suite Shower Room**
7'2" x 5'1" (2.195 x 1.553)
Fitted with a contemporary white suite and complementary fittings and tiling.



Vanity unit wash basin with mixer tap, mosaic tiled splashback and storage below. Adjacent WC with concealed cistern. Fitted countertop with storage below. Double-width shower cubicle. Extractor fan. Shaver point. Chrome heated towel rail. Five inset ceiling lights.

## Bedroom Three

15'10" x 12'3" (4.828 x 3.756)

Another generously proportioned bedroom which also enjoys views over the countryside via two double glazed multi-paned windows to the rear which also have fitted bench seats below. Two radiators. TV point. Six inset ceiling lights. Exposed ceiling beam.







## Bedroom four

12'1" x 9'10" (3.700 x 3.000)

Radiator. Double glazed multi-paned window to the rear with farmland view.





**Family Bath/Shower Room**
12'6" x 5'5" (3.827 x 1.654)
Refitted with a modern white suite and complementary porcelain tiled walls and floor.
Panel bath with mixer tap and hand shower attachment. Wall mounted semi-pedestal wash basing with mixer tap. WC with concealed cistern. Large walk-in shower enclosure. Extractor fan. Chrome heated towel rail. Eight inset ceiling lights.



**Second Floor Landing**
Door to:

**Master Bedroom Suite**
This suite of rooms comprises: The main bedroom area, two walk-in 'his and hers' wardrobes, eaves storage cupboards and a luxury en-suite shower room.
These areas are described separately below.

**Bedroom One**
16'11" max x21'3" max (5.173 max x6.500 max)
A very large room with a vaulted ceiling but, not all of it is at full-head height. It features a wealth of exposed timbers and structural engineering.
Two radiators. TV and telephone points. Six inset ceiling lights. Two Velux double glazed windows to the rear aspect. Run of eaves storage along one wall plus an additional eaves cupboard.
Door sto en-suite shower room and:







**Walk-In Wardrobe Cupboard One**
Light connected

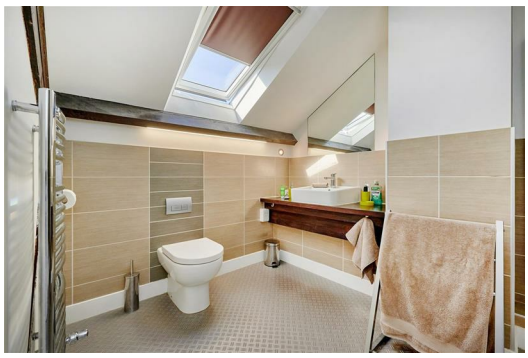
**Walk-In Wardrobe Cupboard Two**
Lights connected.

## En-Suite Shower Room

10'8" x 7'2" (3.252 x 2.195)

Again fitted with a modern white suite and complementary fittings and tiling.

Vanity unit wash basin with mixer tap. fitted mirror above. WC with concealed cistern. Large fully tiled shower enclosure with Aqualisa shower unit. Chrome heated towel rail. Three inset ceiling lights and two in the walls alongside the wash basin. Velux double glazed skylight window to the rear. Exposed ceiling beams.





## Outside

The properties look out over superbly maintained gardens with numerous lawned areas, mature shrubs and trees. The maintenance of these grounds are covered by the annual service charge. This is set by the residents at an annual meeting.







## Front Garden

An 'L' shaped lawn area with well stocked borders. Various shrubs and a hedge to one side. Gravel driveway with parking for one car. Outside power and charging point for an electric vehicle.
A paved pathway with four pillar lights leads to the front Door.

## Rear Garden

The garden enjoys a sunny west facing aspect, perfect for enjoying the afternoon and evening sunshine.

It is screened to both sides by high level fencing. and has been laid out for easy maintenance with a full-width paved patio area and a modern semi framed glass balustrade fence designed to make the most of the view across the River Ash and arable farmland beyond.

There is outside lighting and two raised flower beds set in brick retaining walls.





## Garage

17'5" x 9'2" (5.320 x 2.815)
Double opening wooden doors. Light and power connected.
Hatch and retractable ladder leads to a mezzanine storage area.
The garage is approached via a gravel drive with parking for at least one car.



## Aerial Photos







## Service Charges

Each of the twenty two householders have a £1 share in the company which was set up to run and maintain the communal areas and facilities that the residents enjoy.
All of the front gardens, lawned areas, flower beds and trees are maintained by a local gardener who does an excellent job of keeping everything looking good. Bins and recycling are discreetly hidden away and cleaned regularly. Lighting of these areas is also included.
There is an annual charge for these services which is £775 for the current year.

## History Of The Old Brewery

The Rayments Of Pelham Brewery was built in 1869 and is now over 150 years old.




The business was purchased by Greene King in the 1980's and In the following years they moved the operation to their head quarters in Suffolk, eventually ceasing the brewing of their eponymous bitter.

After that The Old Brewery became a distribution hub for the company before being sold in 2000 to a renowned local developer Grange Builders. Grange carried out an award winning project to restore and convert the Grade Two Listed brewery and associated buildings. Alongside this they constructed a further seven character houses in a style sympathetic to the original site which incorporate a number of interesting architectural features.





## Local Pub

The Tap, formerly The Brewery Tap is a locally owned and ran free house serving a variety of local and regional beers, wines and ciders. It is a gastro pub with a pizza oven and excellent and varied menu. There is an excellent beer garden with covered dining areas and a small children's playground.



## Village School

Furneux Pelham Church Of England School is a small village school with an excellent reputation. It was rating good by OFSTED at it's last assessment in February 2025



## Church

The clock tower of St Mary The Virgin Church displays an interesting motto which reads 'Time flies, mind your business'. The vaulted ceiling with it's many charming painted angels attracts visitors from all around the world.





## LOCAL INFORMATION

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk
Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

## FINANCIAL SERVICES

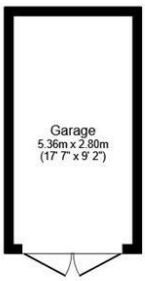
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They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

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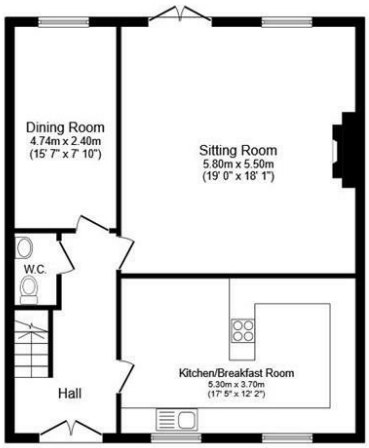
## Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.



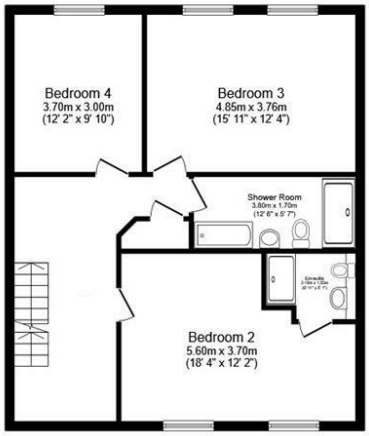

## Garage

Floor area 15.0 sq.m. (162 sq.ft.)



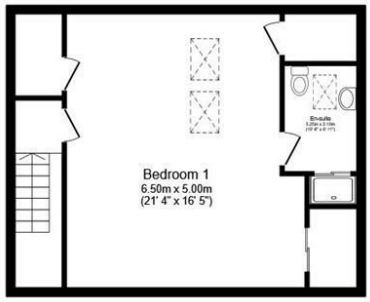

## Ground Floor

Floor area 76.4 sq.m. (822 sq.ft.)




## First Floor

Floor area 76.4 sq.m. (822 sq.ft.)




## Second Floor

Floor area 49.4 sq.m. (532 sq.ft.)

Total floor area: 217.1 sq.m. (2,337 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io