

Elliot Heath
ESTATE AGENTS

Dellow Cottage, Great Hormead

Guide Price **£675,000**

Dellow Cottage

Great Hormead, Buntingford

Charming detached period cottage in secluded 0.25-acre gardens, blending original features with stylish modern finishes. Double garage, parking, no chain, nestled in the countryside of East Herts.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: F

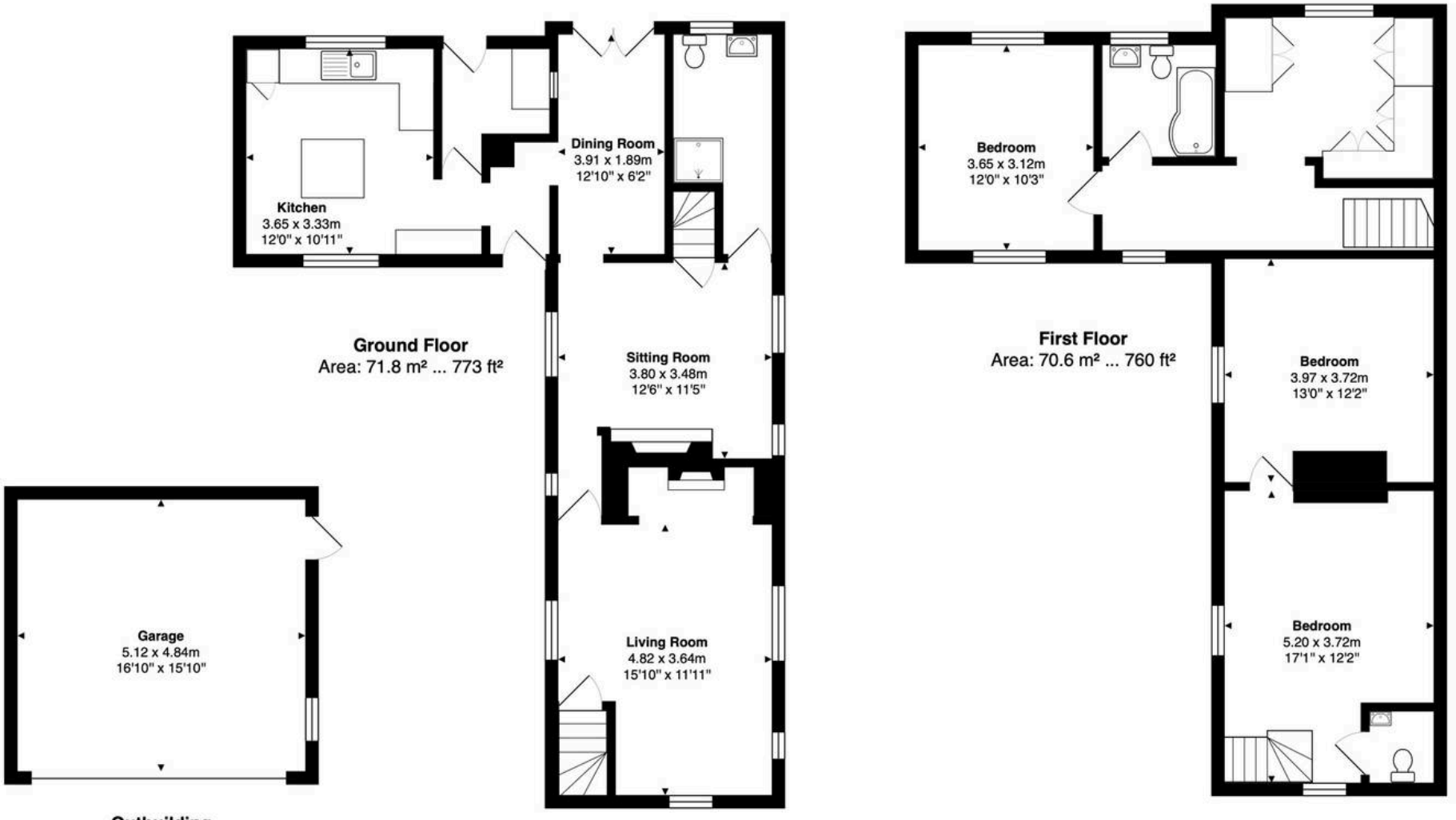
- Detached Period Cottage
- Many Historic Period Features
- Gardens Of Approx. 0.25 Acres











Ground Floor
Area: 71.8 m² ... 773 ft²

First Floor
Area: 70.6 m² ... 760 ft²

Outbuilding
Area: 24.8 m² ... 267 ft²

Total Area: 167.2 m² ... 1799 ft²

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 Hall
With Quarry tiled flooring, access to the kitchen and utility and open studwork to:

Dining Room
12' 10" x 6' 2" (3.91m x 1.89m)
With French doors opening onto the garden, exposed studwork, original brick flooring, radiator, open to:

Sitting Room
12' 6" x 11' 5" (3.80m x 3.48m)
With windows to side and rear aspects, attractive redbrick fireplace, original brick flooring, radiator, exposed timbers, door and stairs leading to first floor. Doors to:

Shower Room
With window to rear aspect. Fitted with a suite comprising tiled shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, radiator, exposed timbers.

Living Room
15' 10" x 11' 11" (4.82m x 3.64m)
With windows to three aspects, original brick flooring, a most impressive redbrick inglenook fireplace with wood burning stove, exposed timbers, radiator, door and stairs to bedroom one.

Utility Room
With door to gardens, plumbing for automatic washing machine, exposed timbers, radiator.

Kitchen
12' 0" x 10' 11" (3.65m x 3.33m)
With windows to both front and rear aspects. Fitted with an extensive range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, Raeburn Calor Gas stove, appliance space, tiled splash back areas, tiled flooring, radiator.







Bedroom One
17' 1" x 12' 2" (5.20m x 3.72m)
Accessed from the living room. With dual aspect windows, vaulted ceiling with exposed timbers and brickwork, Oak floor boards, door to bedroom two and door to:

En Suite WC
Fitted with a suite comprising dual flush wc, wash hand basin, tiled splash back areas, radiator.

Bedroom Two
13' 0" x 12' 2" (3.97m x 3.72m)
With window to side aspect, radiator, vaulted ceiling with exposed timbers and brickwork, Oak floor boards.

First Floor Landing
With window to front aspect, exposed timbers, door to bedroom three and bathroom and open to:

Dressing Room
With window to rear aspect. Fitted with an extensive range of built-in wardrobe cupboards, exposed timbers.

Bedroom Three
12' 0" x 10' 3" (3.65m x 3.12m)
With windows to two aspects, radiator, vaulted ceiling.

Bathroom
With window to rear aspect. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, radiator.









GARDEN

A particular feature of this property are the beautiful gardens that are laid predominantly to lawn with numerous mature shrubs, trees and hedges. The property is approached through a gate that gives access to the front garden that is laid to lawn and is well screened by high hedging. The gardens extend to both the side and rear of the house with a large patio to the immediate rear of the cottage with steps leading up to lawn.

DRIVEWAY

2 Parking Spaces

To the front the property is approached by its own driveway that provides parking for two vehicles and leads to a double garage.

DOUBLE GARAGE

2 Parking Spaces

Detached double garage measuring approximately 5.12 x 4.84 (16'10 x 15'10) with electric roller door, light and power and rear personnel door.











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