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Mulberry Cottage, Baldock Road, Buntingford, Herts

## Mulberry Cottage, 4 Trove House Baldock Road, Buntingford, SG9 9AA

Price £499,000

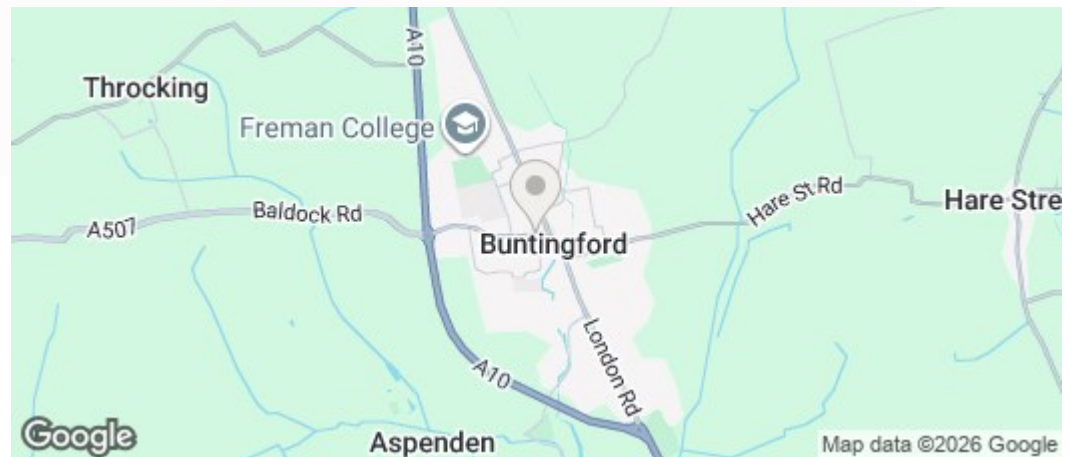
- Two-bedroom barn-style single storey property in a secluded nook in Buntingford
- High-quality finishes throughout, including underfloor heating and oak floors and doors
- Fully integrated kitchen with breakfast bar
- Private, low-maintenance courtyard
- Secure gated access with entry phone system
- Central town location within easy walking distance of amenities
- Vaulted ceilings with oak-framed, floor-to-ceiling windows in the living area
- Two high-spec bathrooms
- Hot tub
- Combines privacy, modern comfort, and tranquility in the town centre

Tucked away in a peaceful, secluded nook in Buntingford, yet just a short stroll from the High Street, this exquisite two-bedroom barn-style single storey property perfectly balances privacy and convenience. Finished to the highest standard throughout, it features underfloor heating, oak floors and doors, vaulted ceilings, and stunning oak-framed floor-to-ceiling windows that fill the living space with natural light. The fully integrated kitchen with breakfast bar is complemented by two high-spec bathrooms. Outside, a private courtyard with a hot tub offers a serene retreat, making this a truly exceptional home of style, comfort, and tranquillity.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Entrance**

Wrought iron gates with entry phone system provide access to a timber entrance gate leading to the property.

**Kitchen / Living / Dining**

29'5" x 13'10"

Solid oak front door opens into an open plan living, dining and kitchen area. Vaulted ceiling with full height windows to the front. Underfloor heating throughout.

Shaker style kitchen units with granite worktops. Built-in electric hob and oven with extractor over. Inset one and a half bowl sink with drainer set into the worktop. Integrated fridge, freezer, dishwasher and washer/dryer. Pull-out bin storage. Cupboard housing Worcester boiler.

Breakfast bar with pendant lighting over. Inset ceiling lights. Storage cupboard for coats housing the consumer unit. Entry phone system by the front door. Doors leading to bedrooms.

**Bedroom One**

12'1" x 9'6"

Two front aspect windows with shutters. Underfloor heating. Carpeted flooring. Double built-in wardrobe. Inset ceiling lights. Loft access. Door to en-suite.

**Ensuite Bathroom**

9'6" x 7'10"

Bathroom with panel bath, corner shower cubicle with drench head and hand-held shower, vanity wash basin, and low-level flush WC. Ladder-style heated towel rail. Tiled floor and splashbacks. Extractor fan and inset ceiling lights. Obscure front-facing window with shutters.

**Inner Lobby**

8'11" x 3'4"

Front-facing window with shutter. Oak flooring. Underfloor heating. Doors leading to shower room and bedroom two.

**Bedroom Two**

10'4" x 9'8"

Front-facing window with shutters. Underfloor heating. Carpeted flooring. Double built-in wardrobe. Inset ceiling lights.

**Shower Room**

5'2" x 4'9"

Corner shower cubicle with drench head and hand-held shower. Low-level flush WC. Vanity wash basin. Inset ceiling lights and extractor fan. Tiled floor and splashbacks.

**Outside****Courtyard**

89'11" x 24'6"

Through the timber gated entrance is a partially walled, secluded courtyard. Low-maintenance with raised beds to one side. Features include a hot tub, timber bin store, outside lights, outside tap, and external power supply.

**Agents Notes**

Loft: Partially boarded.

A couple of photo's have furniture added with the use of AI for presentation purposes.







