

Jonathan Hunt

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Jonathan

10 Baldock Road, Buntingford, Hertfordshire, SG9 9AA

Offers In Excess Of £500,000

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Jonathan Hunt are pleased to offer this beautifully restored Grade II Listed period cottage, ideally positioned just off Buntingford's historic town centre. The property delivers a wonderfully inviting family environment, rich with character and charm, with original features throughout including exposed beams, open fireplaces, and thoughtfully chosen finishes that respect the home's heritage. Inside, the layout works effortlessly for everyday living. A well-appointed kitchen leads through to a separate dining room centred around a stunning inglenook fireplace, an atmospheric space perfect for gatherings. A separate, cosy lounge with a log-burning fire offers a peaceful retreat for quieter evenings. Upstairs, the home provides two generous double bedrooms, a luxury family bath and shower room, and an expansive landing that comfortably accommodates a desk or study area.

Beyond the main house, a detached barn adds valuable flexibility. Currently arranged with a garage/workshop and utility area on the ground floor and a spacious bedroom with WC above, it's an ideal solution for guests, home working, or multi-generational living.

A rare opportunity to secure a beautifully balanced period home that blends history, comfort, and versatility.



ENTRANCE

LIVING ROOM 15'1" x 12'6" (4.60 x 3.82)

PHOTO TWO

DINING ROOM 14'1" x 11'8" (4.31 x 3.56)

PHOTO TWO

KITCHEN 13'10" x 7'5" (4.22 x 2.27)

FIRST FLOOR LANDING

STUDY AREA 14'1" x 5'5" (4.31 x 1.66)

BEDROOM ONE 15'1" max x 10'6" (4.60 max x 3.21)

BEDROOM TWO 14'1" x 11'8" (4.31 x 3.56)

LUXURY BATHROOM 8'4" x 7'5" (2.56 x 2.27)

REAR GARDEN

PHOTO TWO

PHOTO THREE

GARAGE BARN 15'11" x 10'2" (4.87 x 3.10)

PHOTO TWO

UTILITY BARN 10'2" x 7'5" (3.10 x 2.28)

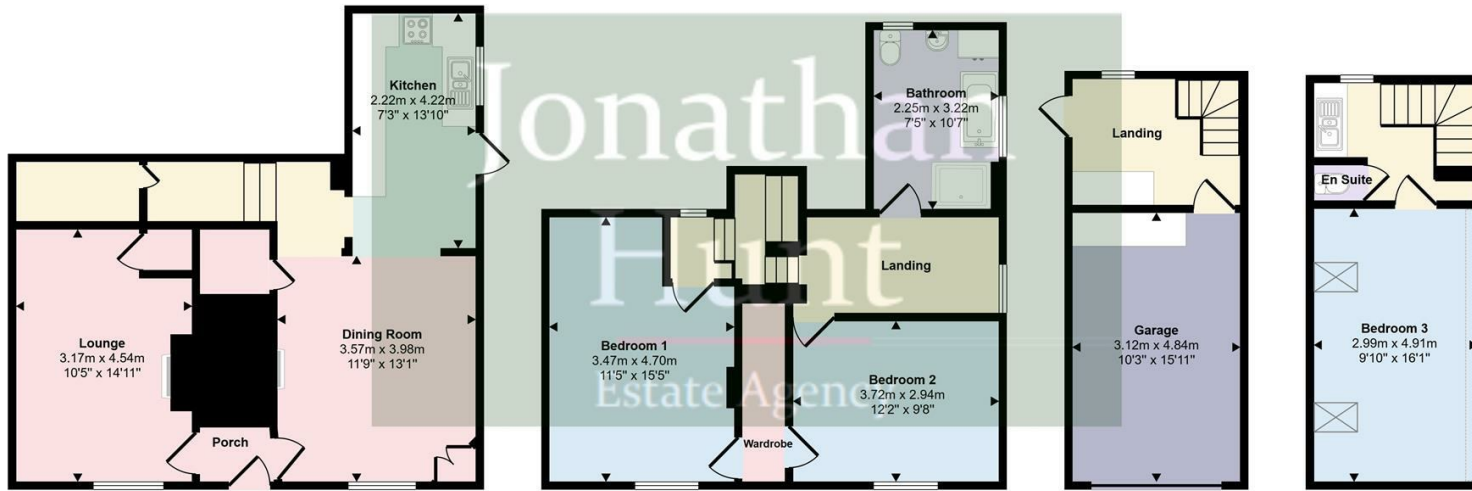
BEDROOM 3 BARN 15'11" x 10'2" (4.87 x 3.10)





can make you
strong, and able to
conquer the world...
that's wine
does that.

Approx Gross Internal Area
146 sq m / 1566 sq ft



Ground Floor
Approx 54 sq m / 580 sq ft

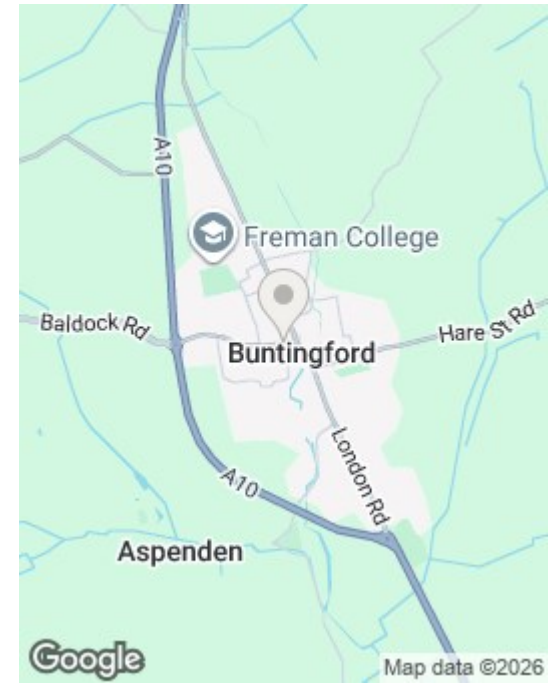
First Floor
Approx 48 sq m / 517 sq ft

Annex Ground Floor
Approx 22 sq m / 239 sq ft

Annex First Floor
Approx 21 sq m / 230 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales | EU Directive 2002/91/EC | 64 | 69 |