



**The Brooder House, Crabbs Lane, Stocking Pelham, Herts SG9 0JA**

**Guide Price** £765,000 Freehold

*Oliver Minton Village & Rural Homes are delighted to offer this stunning Grade II Listed 3 bedroom detached barn conversion, with beautifully presented, predominantly ground floor accommodation and a wonderful combination of original features and luxurious contemporary fittings. There is gated access to the enclosed garden, garage and parking area, an externally accessed study/home office and the spacious accommodation comprises: fitted utility room, cloakroom, luxury fitted kitchen/diner, ground floor master bedroom with dressing area and luxury en-suite bathroom, wonderful living room with vaulted 'barn' ceiling, 2 further bedrooms upstairs with shared 'Jack and Jill' style shower room. With oil fired underfloor heating downstairs with radiators upstairs, Brooders House is located in the heart of Stocking Pelham, a lovely 'community' village on the Herts/Essex borders, equidistant from the towns of Bishop's Stortford, Saffron Walden and Buntingford. An excellent supermarket is within a few minutes drive at nearby Clavering. The barn also benefits from a 10 year ICW Build Warranty & Insurance policy that runs until 2031.*

**Laundry Room** - 3.71m x 1.85m (12'2" x 6'1") Double glazed entrance door. Two double glazed windows. Door to Cloakroom. Door to Kitchen. Door to recessed airing/storage cupboard housing floor standing oil fired boiler and hot water cylinder. Underfloor heating. Exposed beams.

**Cloakroom** - 2.03m x 1.12m (6'8" x 3'8") Attractive suite comprising white WC with concealed cistern and wash hand basin with cupboard below. Chrome heated towel rail. Double glazed window. Exposed beams. Underfloor heating.

**Superb Kitchen / Diner** - 7.34m x 4.17m (24'1" x 13'8") Excellent range of fitted, wall, base and drawer units with work surfaces incorporating sink unit and matching island breakfast bar. Fitted AGA, integrated fridge and freezer and dishwasher. Exposed beams and inset ceiling lights. Underfloor heating. Double glazed sliding patio doors to garden. Door to:

**Inner Hallway** Underfloor heating. Door to recessed cloaks cupboard housing underfloor heating controls. Open-plan to:

**Bedroom One** - 3.96m x 3.86m (13'0" x 12'8") Double glazed window. Exposed beams. Inset ceiling lights. Underfloor heating. Opening to:

**Dressing Area** Full width floor to ceiling built-in wardrobes. High level double glazed skylight window. Underfloor heating. Door to:

**Luxury En-Suite Bathroom** - 3.05m x 1.65m (10'0" x 5'5") White suite comprising bath with hand shower attachment, WC and wash hand basin with cupboards under. Glazed shower cubicle. Chrome heated towel rail. Double glazed window. Underfloor heating. Inset ceiling lights. Extractor fan.

**Wonderful Living Room** - 7.44m x 5.54m (24'5" main area x 18'2") + 10'0 x 5'5 recessed area adjacent to staircase. A classic 'barn' living room with characteristic high vaulted ceiling with exposed beams. Underfloor heating. Double glazed windows and double glazed French doors to garden. Feature corner wood burning stove.





**First Floor Galleried Landing** Overlooking main Living Room with glass balustrade. Doors to Bedrooms 2 & 3.

**Bedroom Two** - 3.84m x 2.13m (12'7" x 7'0") + door recess. Access hatch to loft space. Radiator. Double glazed window. Exposed beams. Door to:

**'Jack & Jill' Luxury En-Suite Shower Room** - 2.51m x 1.35m (8'3" x 4'5") White suite comprising glazed shower cubicle, WC and wash hand basin with recessed cupboard under. Chrome heated towel rail. Exposed beams. Double glazed window. Inter-connecting door to:

**Bedroom Three** - 3.86m x 2.16m (12'8" x 7'1" + door recess.) Double glazed window. Radiator. Exposed beams.

### Outside

**Home Office/Study** - 3.76m x 2.79m (12'4" x 9'2") Integral to the house but accessed from the garden. Double glazed window and door. Inset ceiling lights. Underfloor heating. Power and light connected.

**Gated Driveway** Double gates open to shingle driveway and garage.

**Detached Timber Garage/Store** - 4.14m x 3.2m (13'7" x 10'6") Double doors. Power and light connected.

**Garden** The garden/driveway area is fully enclosed, with small area of lawn and patio area. Entrance door to Home Office. Outside water tap. Oil tank and septic tank.

### Agent Notes

Heating is by oil fired central heating with underfloor heating to the ground floor and radiators to the first floor. There is double glazing and mains electricity and water supply. Private septic tank drainage. The barn also benefits from a 10 year ICW Build Warranty & Insurance policy that runs until 2031. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

**Council Tax Band: G**







**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.

**Approximate Gross Internal Area 1974 sq ft - 184 sq m**

Ground Floor Area 1602 sq ft – 149 sq m

First Floor Area 372 sq ft – 35 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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