



Green Gates | Brook End | Nr Buntingford | SG9 9QR
Guide Price £1,395,000



CHRIS DELLAR
PROPERTIES

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Brook End | Nr Buntingford | SG9 9QR

Charming Grade II Listed period property set in a lovely semi-rural location on the edge of the sought-after village of Coterred, a short drive from the market town of Buntingford. This excellent detached house has origins dating back to the late 17th century and offers four/five bedrooms, three spacious flexible reception rooms and three bathrooms. In addition there is a sizeable reception hall and boot/utility room. The exterior offers extensive gardens, two paddocks, stable block & yard, vegetable garden and various outbuildings. Of particular note is the sizeable detached garage block which offers first floor storage. Viewing highly recommended !

Reception Hall

18'9 x 13'2 (5.72m x 4.01m)

Wooden front door with obscured glass inset. Double glazed window to front. Radiator. Staircase to first floor. Alcove for coat storage. Exposed timbers. Opening to kitchen/diner. Doors to dining room and:

Sitting Room

23'8 x 13'9 (7.21m x 4.19m)

Dual aspect with four double glazed windows. Two fireplaces, one with log burner, the other features original bread oven. Two radiators. Wooden floor boards. Exposed ceiling timbers.

Kitchen/Diner

24'7 x 17'9 (7.49m x 5.41m)

Dual aspect with double glazed windows to side and rear. Bespoke range of kitchen units with granite work surfaces incorporating two bowl sink unit with flexi mixer tap over. Complimentary island unit with power point. Inglenook fireplace with inset oil fired Aga range. Space & plumbing for dishwasher. Integrated propane fired four ring hob with electric oven/grill beneath. Space & plumbing for dishwasher. Tiling to splashbacks. Quarry floor tiles. Walk-in pantry with shelving, light & power. Stable door to courtyard. Latched doors to utility room and:

Dining Room

22'0 x 12'2 (6.71m x 3.71m)

Dual aspect double glazed windows to front & side. Ormate cast iron fireplace with mantel and marble hearth. Two double radiators. Wooden floor boards.

Boot/Utility Room

10'10 x 10'4 (3.30m x 3.15m)

Double glazed window to rear with views over rear garden. Range of wall & base units incorporating granite work surfaces and two bowl sink unit with flexi mixer tap over. Tiling to splash backs. Space and plumbing for washing machine. Floor mounted oil fired boiler. Double radiator. Large porcelain wall tiles to dado height. Slate floor tiles. Stable door to garden.

Shower Room/WC

Double glazed window to side with integral shutters. Large shower cubicle. High flush w/c and pedestal wash hand basin. Radiator. Slate floor tiles. Extractor.

First Floor Landing

Two built -in cupboards. Radiator. Latched doors to bedrooms & bathroom.

Bedroom One

15'9 x 11'10 (4.80m x 3.61m)

Dual aspect double glazed windows. Radiator. Wooden floorboards. Door to:

En-Suite Bathroom

9'2 x 7'11 (2.79m x 2.41m)

Double glazed window to side. Suite comprising roll top bath, pedestal wash hand basin and low flush w/c. Radiator. Tiling to dado height.

Bedroom Two

14'1 x 10'10 (4.29m x 3.30m)

Dual aspect double glazed windows. Radiator. Door to:

Under Eaves storage

20'8 x 8'4 (6.30m x 2.54m)

Extensive storage area.

Bedroom Three

13'9 x 11'10 (4.19m x 3.61m)

Double glazed window to front. Radiator. Exposed timbers.

Bedroom Four

13'5 x 12'10 (4.09m x 3.91m)

Double glazed window to rear. Radiator. Exposed timbers.

Bedroom Five/Dressing Room

Double glazed window to side with views over stables and yard. Radiator.

Family Bathroom

6'3 x 5'11 (1.91m x 1.80m)

Suite comprising panel enclosed bath, pedestal wash hand basin and low flush w/c. Skylight. Radiator. Tiling to dado height. Wood laminate floor covering.

EXTERIOR

Front Garden

Mainly laid to lawn with pathway to front door, extending to parking area and:

Courtyard Garden

Enclosed space with covered outside entertainment area incorporating log store. Gates to rear garden and:

Stable Block & Yard

Four boxes over looking yard.

Driveway & Parking

Detached Garage Block

Extensive garaging with external staircase to first floor storage room. Light & power connected. Solar panels fitted to roof.

Rear garden

Extensively laid to lawn with fruit trees and wide shrubbed borders. Gated access to paddocks.

Vegetable Plot

Fence enclosed with Greenhouse.

Paddocks

Two adjacent fields. Gate to bridleway.

Disclaimer

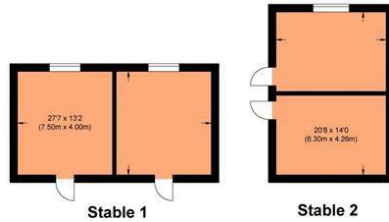
We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

Energy Performance certificate

NB: As this is a Listed property, there is no requirement for an Energy Performance Certificate.



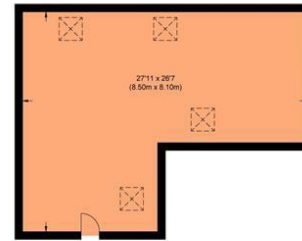
 = Restricted Head Height



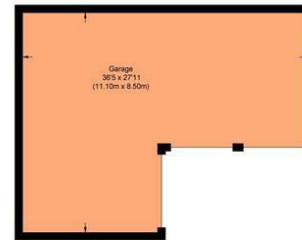
Ground Floor



First Floor



Garage First Floor



Garage Ground Floor



Green Gates

Approximate Gross Internal Floor Area : 232.50 sq m / 2502.60 sq ft

(Excluding Garage / Stable / Eaves Storage)

Garage : 148.3 sq m / 1596.28 sq ft

Stable : 56.8 sq m / 611.39 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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

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

