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The Place Warren Lane, Cottered, Buntingford, SG9 9QH

Asking Price £1,295,000

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An exceptional equestrian setting with a characterful period residence, extensive acreage, stables and a thatched annexe.

An Idyllic Grade II listed property set in around 8.5 acres, offering a rare mix of charm, privacy and genuine equestrian appeal. The cottage is full of character, exposed timbers, an inglenook with the original baker's oven, two cosy reception rooms and three double bedrooms including a principal with en-suite. Outside, the land is the real draw: well-kept paddocks with field shelters and water, mature gardens and direct access onto miles of bridleways and footpaths. A detached thatched barn provides a beautifully finished annexe with kitchen, bathroom and mezzanine sleeping area, providing 4th bedroom ideal for guests, multi-generational use or potential Airbnb income. Despite the peaceful setting, village pubs and amenities are only a short walk away, making this a standout lifestyle home with excellent practicality. Simply Stunning.



SITTING ROOM 14'3" x 11'0" (4.36 x 3.37)

A wonderfully inviting room with dual windows framing views of the most beautiful, mature gardens. The brick fireplace with a log burner gives the space a proper heart, adding warmth and charm, while the natural light from both sides keeps it feeling bright, airy and uplifting. It's a cosy room, full of character, with that gentle, lived-in feel that only an older home can offer.

LOUNGE 14'7" x 11'9" (4.46 x 3.59)

A beautifully atmospheric room centred around an impressive inglenook fireplace, complete with the original bread oven still in place, a real reminder of the home's history. Exposed beams add warmth and texture, giving the room that unmistakable period character. An enclosed staircase rises to the first floor, adding to the cottage feel and making this a wonderfully intimate, story-filled space that's as cosy as it is authentic.

PANTRY 13'11" x 6'2" (4.25 x 1.89)

Once the old milk parlour, this is a lovely nod to the home's working past, a cool, practical space that still does exactly what it was built for. The brick floor, exposed timbers, and naturally cooler temperature make it perfect for storing provisions, with plenty of useful shelving and nooks for everyday essentials. It's simple, honest, and full of that quiet, authentic character you only get in a house of this age.

KITCHEN/DINER 26'29'2" x 9'8" (8016 x 2.96)

A bright, characterful space with a brick floor underfoot and exposed timbers adding warmth and texture. The room is flooded with natural light thanks to four large windows and glazed French doors, giving you lovely dual-aspect views over the gardens. It's a proper country kitchen, generous, practical, and full of charm, with plenty of room to cook, gather and eat while staying connected to the outdoors.

UTILITY 10'2" x 6'1" (3.1 x 1.87)

A really practical space, entered directly from the side door — ideal for everyday comings and goings. There's a sink and plumbing for a washing machine, with plenty of room to dry off the dogs or kick off muddy boots before heading into the main house. The layout keeps the mess contained, and a convenient WC makes it even more useful for family life and country living.

PRINCIPAL BEDROOM 13'11" x 9'9" (4.25 x 2.98)

A bright and airy double bedroom with lovely wide stripped floorboards that give it a warm, natural feel. An original cast-iron fireplace adds a touch of period charm, making the room both simple and elegant, a calm, characterful space that fits the age of the house perfectly.

EN-SUITE 9'3" x 6'7" (2.82 x 2.01)

A useful and surprisingly generous en-suite, a real bonus in a home of this age where such additions are seldom found. Fitted with a porcelain sink and WC, along with an enclosed tiled shower, it's a neat, practical space that blends modern convenience with the character of the house.

BEDROOM TWO 14'3" x 12'0" (4.35 x 3.66)

A spacious double bedroom with a lovely sense of light, helped by the large window overlooking the front aspect. The stripped wooden floorboards add warmth and character, giving the room an easy, natural feel. It's a generous, comfortable space with plenty of charm.

BEDROOM THREE 14'3" x 13'10" (4.36 x 4.22)

Another light-filled double bedroom, full of the same easy charm and character that runs throughout the house. With its period features and gentle proportions, it has that calm, welcoming feel, a simple, honest space that works beautifully as a guest room, study or family bedroom.

BATHROOM 11'8" x 6'4" (3.57 x 1.95)

A wonderfully wood-panelled bathroom that feels completely in keeping. The free-standing cast-iron bath is the star of the room, paired with the original high-level cast-iron WC and cistern, exactly the sort of detail you hope to find in a period home like this. It's full of charm, honest and unspoilt, with that timeless, slightly eccentric character that makes old houses so special.

ANNEX

A beautifully renovated, detached thatched barn, with all its original timbers left exposed and celebrated, the craftsmanship and historic fabric of the building fully on show. The ground floor features a brick floor throughout, creating a warm, rustic base for the sitting and dining area and the open-plan kitchen space, all arranged to make the most of the barn's height and character.

A spiral staircase leads up to a charming mezzanine bedroom, complete with a large window and shutters that

open out to reveal rolling countryside views. It's a wonderfully atmospheric space, light, airy and full of personality, offering huge versatility for guests, extended family, or a peaceful retreat separate from the main house.

GROUND FLOOR 19'7" x 15'10" (5.99 x 4.83)

BATHROOM 7'1" x 6'1" (2.17 x 1.86)

BEDROOM 15'6" x 9'2" (4.74 x 2.8)

STABLES AND WORKSHOP/GARAGE

Everything you need for equestrian life is right here. The yard includes four stables, a dedicated tack room, and a hay store, all arranged around a practical hard-standing area. The stables open directly onto the first paddock, making daily routines easy and efficient. Alongside this sits a double garage/workshop, ideal for housing a tractor, plant or machinery, with additional storage areas for tools and feed. It's a proper working setup, functional, well laid out, and perfectly suited to anyone running horses from home.

PADDOCKS

The 2.5-acre stable field forms the first section of the land, set up with a permanent field shelter, two mains-fed water troughs and secure post-and-rail fencing. From here, a brick-built arched bridge crosses the brook and opens into the main 4-acre paddock, which includes two moveable shelters, two further mains-fed troughs and a separate planted quarter-acre mixed tree spinney. Beyond this sits the 1.5-acre paddock, also reached via an arched bridge, with a mixed tree copse to the top end, a mains-fed trough and the same secure fencing, giving a practical and well-connected layout for grazing and turnout.



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