



The Cottage, Little Dassels Farmhouse  
Dassels | Braughing | Hertfordshire | SG11 2RP

This beautifully renovated 17th century five bedroom farmhouse is jam packed full of style and character. Grade 2 listed, it's been sympathetically restored and reconfigured by its current owners. Offering 3214 sq ft of living accommodation, this 400 year old home is set on an acre of land just a few miles from Buntingford and the A10. The garden offers versatile and adaptable outdoor space and the annex is perfect for office space or visiting guests. 'The Cottage' is a welcoming and inviting space with stylish interiors & functional rooms that have been well thought out, while still retaining the history and character that is so appealing to those wanting to escape to the country.

### Step Inside

Entering through a beautiful timber framed porch to the front door you find a large boot room to your right. This room also gives access to the garden through a back door and is the perfect utility space for busy families. There is a wood burner for those very cold days, plenty of room for dog beds, coats, boots, a sink and a washing machine. Moving back past the front door, you find this kitchen is truly the heart of the home. This room has been cleverly designed to make the most of the historic features such as wooden beams and an Inglenook fireplace, adapted to house the electric AGA. The kitchen island with its natural stone countertop provides a work surface, storage and seating and the open vertical beams lead you through to an every day dining area which also houses a large fridge freezer and more storage. The floors in both boot room and kitchen have been laid with limestone tiles, have cast iron radiators and original wooden doors which bring character and warmth in this space. There is also a large cellar accessible from the corner of the kitchen which offers fantastic dry storage. Stepping up to the newest part of the house into a large reception room, this is a fantastic entertaining space with large sofas and real wood flooring. There is an alcove where the old chimney above is perfect for a wood burner if required, and the rear of this room is a formal dining area with French doors leading out to the patio. There is also a useful cloakroom expertly hidden behind a panelled door.

Climbing the handmade oak staircase, you reach a split level landing, a few more steps through a frame of gorgeous timbers take you up to the family bathroom which is both stylish and functional with a walk-in tiled shower and a freestanding bath. The sink has been inlaid to an antique dresser and the beautiful parquet effect tiles and floral wallpaper add to the character and charm in this tranquil retreat. The comfortable and inviting guest bedroom has an en suite shower room and the large bedroom at the rear of the house offers views over the patio and garden. Moving back into the older part of the house, there are two large bedrooms with characterful features such as built in cupboards and inlaid beams. The master bedroom's en suite shower room has been restored beautifully to include an exposed brick chimney breast next to the large shower with fantastic, hexagon tiled wall and original wide wooden floorboards just top off this truly stunning space. Moving through the shower room, the master bedroom is a generous room with space for freestanding wardrobes, a fantastic gabled ceiling, dual aspect views and exposed brick chimney breast.

Annex; this room has three large rooms that are currently set up as office space and storage. The middle room has a wood burner and kitchen area and the end room has a shower room incorporated within it. The annex requires some updating and with the right planning consent, could be transformed into comfortable living accommodation.









## Step Outside

This farmhouse boasts a fantastic gravel driveway, excellent for security and drainage, as well as parking for numerous cars. The front garden of this picturesque property is bordered by a lovely stone wall and there is an established cherry tree surrounded by flowerbeds. The old well has been made into a feature with a secure lid and brick surround. The path leads you up to the porch or past the house to the side access where you find the oil tank and steps up to the rear lawn, and patio area. At the side of the house from the driveway, there is a sheltered area with a herb garden, raised beds growing summer fruits and a small wildlife pond. This space leads you to the bright and spacious patio with high rendered walls painted to reflect the sun. This corner patio gives shelter from the wind and is a fabulous sun trap. Moving up the steps to the right, the terraced lawn is bordered by stunning flowerbeds on both sides and more steps take you up to the top lawn. Designed and planted with love and care just 2 years ago, the beds have flourished this year with glorious blooms which will only get better the longer they become more established. Young hedging along the driveway and to the rear of the property which, once mature, will provide elevated privacy. At the far side of the garden, and on the other side of the low willow fencing, newly planted vines make the most of the sunny area and the rest of the space is set for fun; a zip line, a climbing wall, treehouse and 'kids at work' shed! The perfect area to get the kids outdoors, getting mucky and having fun in nature!

There is still potential to make your own mark here; the planning permission is still in place to extend the dining area further round where you could build an orangery & create a courtyard garden. Also the driveway curves round and up to where another outbuilding like a garage or workspace could be built (subject to planning).

This property offers adaptable and versatile outside space as well as a comfortable and modern home, with well thought out rooms which function brilliantly for family life. And all the while celebrating the simply stunning features of a 400 year old farmhouse.

## Location

Dassels is a small hamlet of around 150 houses, many on the main road through but also tucked away up lanes and in small closes. There are lovely dog walking routes out of the village using footpaths that link up to the Braughing walks just south of Dassels.

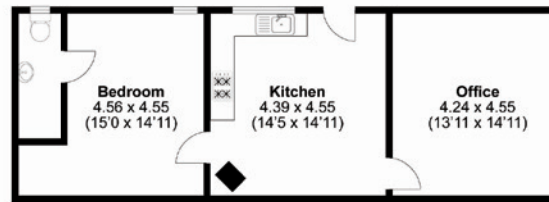
It is a great location for reaching Bishops Stortford (9 miles), Stansted & the M11 (13 miles), to the north Royston (8 miles) & Cambridge (19 miles) or go south to Hertford (10 miles) and the M25 is 30 miles down the A10.

There is a local bus stop opposite the farmhouse which goes to the local school in Braughing, as well as servicing other local towns. Buntingford is the closest town for local shops, supermarkets, doctors, schools and restaurants, at just under 4 miles away, and Puckeridge is only 3 miles down the road where you find a selection of shops and the popular Pearces Farm Shop.

All in all, this home is a welcoming and inviting space with stylish interiors & functional rooms that have been well thought out, while still retaining the history and character that is so appealing in a countryside location.



## LITTLE DASSELS FARM



**Annexe**  
Approx. 61.0sqm (656.0sqft)



**Ground Floor**  
Approx. 119.0sqm (1285.0sqft)

**First Floor**  
Approx. 107.0sqm (1152.0sqft)

**TOTAL FLOOR AREA: 3214 sq.ft. (298 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

EPC Exempt  
Council Tax Band: F  
Tenure: Freehold



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