Jonathan Hunt

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Bethel Cottage Dassells, Braughing, Herts, SG11 2RW

Asking Price £1,350,000

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Stunning Grade II Listed Countryside Home with Detached Barn & Parkland Gardens – Outskirts of Braughing

Set quietly on the rural fringe of Braughing, this Grade II listed home offers a wonderfully authentic slice of English countryside living. The house itself is full of period character—timbers, gentle quirks, and a sense of history that has settled comfortably into the fabric of the building, yet it's the setting that truly distinguishes it. The gardens unfold in a parkland style, with broad lawns, established trees, thoughtful planting, and a natural lake that gives the grounds a calm, almost pastoral quality. It's a place that encourages slow mornings, long walks around the garden, and an easy connection with the landscape. The approach, via a traditional coach-drive entrance and neatly landscaped frontage, leads to a home of generous proportions. Four bedrooms, a striking vaulted study, and five reception rooms provide a variety of spaces, some intimate, some more open, all with the warmth and texture you'd expect from a property of this age.

A particular highlight is the detached barn, measuring around 1,200 sq ft. Currently arranged as a double garage, workshop, and studio, it offers far more than simple storage. For anyone working from home, it presents an excellent opportunity to create a substantial, separate workspace. Equally, its scale and structure lend themselves to more ambitious ideas: a creative studio, guest accommodation, or a full conversion (subject to the usual consents). It's the sort of outbuilding that can evolve over time, adapting to changing needs.

Altogether, this is a home with genuine presence, quietly impressive, rich in character, and set within grounds that feel both private and expansive. A rare combination of heritage, space, and potential.

PORCH 5'11" x 4'0" (1.82 x 1.22)

ENTRANCE HALL

LOUNGE 17'1" x 12'2" (5.23 x 3.72)

DINING ROOM 17'4" x 12'1" (5.29 x 3.69)

KITCHEN 24'0" x 8'7" (7.32 x 2.64)

DINING AREA 11'2" x 8'2" (3.42 x 2.5)

FAMILY ROOM 18'3" x 13'5" (5.58 x 4.10)

STUDY 10'7" x 8'11" (3.25 x 2.73)

CONSERVATORY 11'3" x 8'6" (3.44 x 2.61)

PRINCIPAL BEDROOM 17'7" x 12'10" (5.38 x 3.93)

BEDROOM 2 15'10" x 12'2" (4.84 x 3.72)

BEDROOM 3 11'9" x 9'10" (3.6 x 3.0)

BEDROOM 4 12'1" x 11'2" (3.69 x 3.41)

VAULTED STUDY 16'2" x 11'8" (4.95 x 3.58)

BATHROOM 7'0" x 6'2" (2.14 x 1.9)

SHOWER ROOM 6'7" x 4'9" (2.03 x 1.47)

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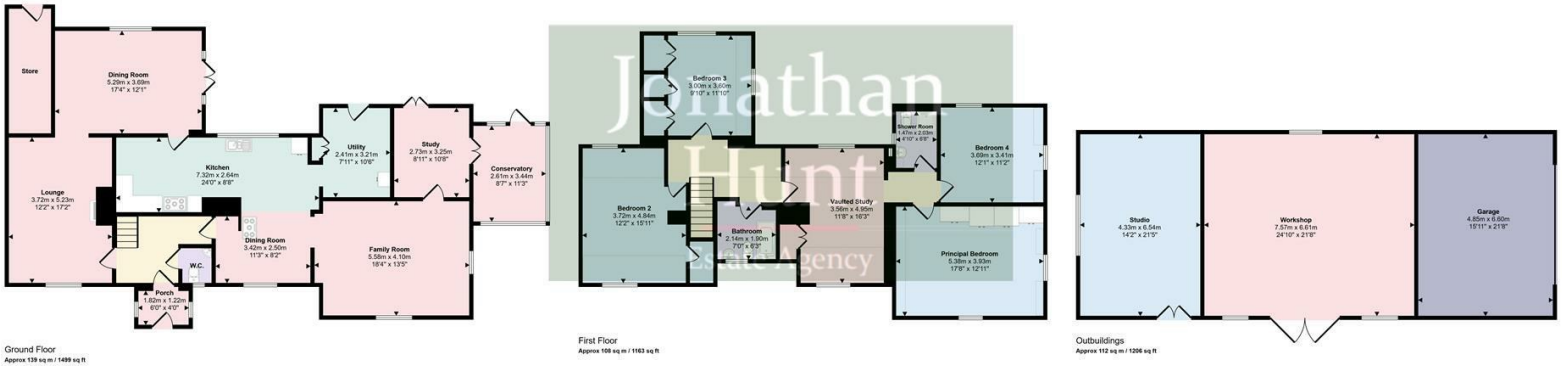
Approx Gross Internal Area
359 sq m / 3868 sq ft



Ground Floor
Approx 139 sq m / 1499 sq ft

Denotes head height below 1.5m

First Floor
Approx 108 sq m / 1163 sq ft

Outbuildings
Approx 112 sq m / 1206 sq ft

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.