

Jonathan Hunt

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Bethel Cottage Dassells, Braughing, Herts, SG11 2RW

Asking Price £1,450,000

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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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