



Pattens Barn  
Little Hornead | Buntingford | Hertfordshire | SG9 0LS

## An Exceptional 4 bedroom Barn Conversion in an Exclusive Rural Development

Situated in the idyllic village of Little Hornead, Pattens Barn is a beautiful four bedroom barn conversion. Tucked away with its own gated entrance on this small development of just three homes, you find a spacious and characterful countryside home in an exclusive, peaceful setting. Set amidst the East Hertfordshire countryside, the property was converted 25 years ago and blends traditional charm with modern luxury. It features a dramatic full-height gable entrance with a striking glass façade and galleried landing above. The market town of Buntingford is just 3.3 miles away with its local schools, shops and restaurants, and Bishops Stortford 10 miles away offering excellent schools and fast trains to London, and the A10 provides access into London and Cambridge. Whether you're seeking a slower pace of life or need to be quickly connected to the outside world, this location delivers the perfect balance of rural charm and urban convenience.

Council tax band G, EPC rating D, oil central heating.

### Step Inside

You are immediately impressed with the stunning entrance to this home, walking through double, oak framed glass doors into the hallway. With the whole façade of glass behind you, the light and bright space highlights the stylish wooden staircase which has been carpeted in a vibrant stair runner. Tucked behind the staircase is a cosy office which offers a lovely view across the road to the meadow. On the other side of the staircase is a handy cloakroom. To your right you find the open plan kitchen diner; a generous room which also has another door leading to the garden. The high quality neutral grey cabinets are matched with traditional wooden work surfaces throughout. The flagstone tiled floor is hardwearing and practical as well as bringing attractive tones to the room which compliment the age of the property. The space is large enough to accommodate a big dining room table and a cosy nook has been created between the utility room and the large walk in pantry cupboard. This area is perfect for a small sofa, making this kitchen a very sociable room, perfect for entertaining. Back across the lobby, there is a large reception room where characterful wooden floors, a long stretch of windows and a stunning wood burner all come together to create a fantastic room to relax and entertain.

Moving upstairs, you can really appreciate the full-height galleried landing, which floods the landing with natural light and offers a true sense of space. The wide landing extends on both sides of the central staircase, creating a bright and open feel rarely found in traditional homes. There are four generously sized double bedrooms, each thoughtfully positioned for comfort and privacy. The master bedroom benefits from a stylish en suite, while another double also enjoys its own private en suite shower room – perfect for guests or family. A well-appointed family bathroom is accessed directly from the landing and also conveniently connects to a third bedroom, offering semi-private use. This upper-floor layout has been designed with both storage, practicality and luxury in mind, making it ideal for family life or hosting visitors.

In addition, Pattens Barn also offers a self-contained two-bedroom annex. This very usable space is ideal for guests or multigenerational living. In its current state, it does not have a full working kitchen as is predominantly used as a gym and home office. In the past, however, the owners have run this annex as a successful AirBNB, for additional income. Overall, this versatile space is poised to be updated for the next owners to suit their lifestyle.

















### Step Outside

Turning off a quiet lane on the edge of Little Hornead, the approach to Pattens Barn is up a private driveway leading to a wooden five bar gate. At the entrance, there is a shared shed which houses the barns' oil tank as well as storage racking. Back up the driveway, the gate opens into a gravelled drive where you find a double car port on your left and the large two bedroom annex leads you to the garden area. There is boarded storage above the car port, external water and lighting. This low maintenance, lawned garden offers two fantastic patio areas, placed to capture the sun at the beginning and end of the day, tranquil spaces to enjoy the peaceful surroundings of this rural home.

### Location

Little Hornead is a small village situated between the larger villages of Great Hornead, Hare Street and just to the west of the Pelhams. Surrounded by countryside which can be enjoyed on the many footpaths, it is a small community which enjoys a picturesque church and views down the hill towards Hare Street.

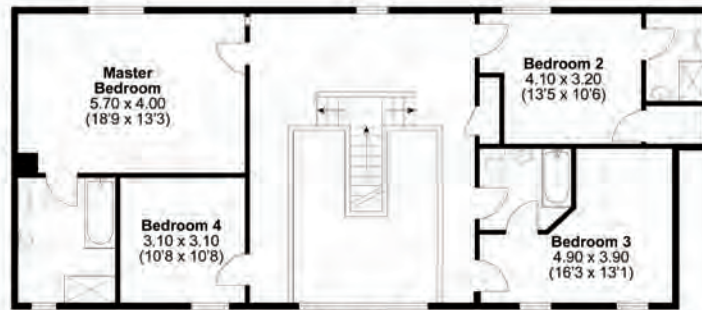
For links to the local area, you can join the A10 just under 4 miles away in Buntingford which offers shops, restaurants and local schools. The popular village of Braughing is also just 3.6 miles south which also offers a local primary school, some great pubs, community centre and playing fields. There are also excellent local primary schools in Great Hornead and Furneux Pelham. For the commuter, Bishops Stortford station is just 9 miles away and within 10 miles, both Hertford and Royston offer fast trains to London. For the frequent flier, Stansted is 16 miles away, just beyond the M11.

This location also comes with a choice of excellent independent schools, with St Edmunds College being the closest at only 6 miles away, then Bishops Stortford College (9 miles), Heath Mount School (14 Miles), St Christophers in Letchworth (14 miles) and Haileybury College in Hertford Heath (15 miles).

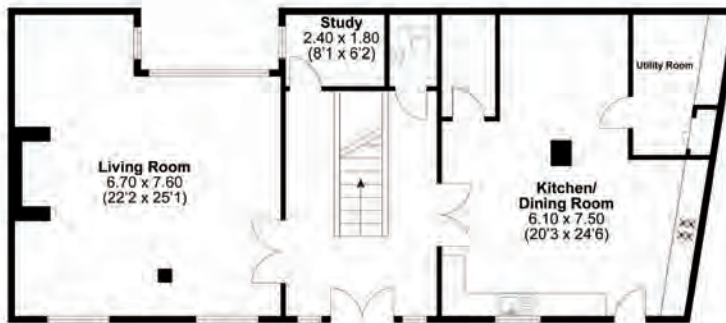




# PATTENS BARN



**First Floor**  
Approx. 106.3sqm (1144sqft)

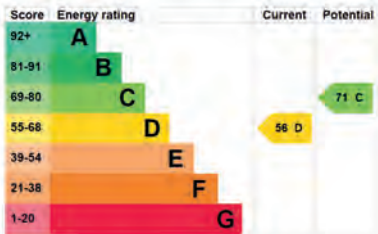


**Ground Floor**  
Approx. 125.7sqm (1353sqft)



**Outbuilding**  
Approx. 96.0sqm (1030.0sqft)

Council Tax Band: G  
Tenure: Freehold



**TOTAL FLOOR AREA: 3527 sq.ft. (328 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.



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