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Old Bowling Forge, Cottered, Buntingford, SG9 9PS

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Price £783,500

- Charming four-bedroom Grade II listed thatched cottage
- Recently re-thatched, preserving its historic character
- Stylish modern Victorian-style bathroom
- Two reception rooms plus a well-appointed kitchen/breakfast room
- Principal bedroom with en suite plus three further versatile bedrooms
- Beautifully presented and finished to a very high standard throughout
- Wealth of original period features including exposed beams
- Elegant William Morris wallpaper adding character and design detail
- Practical additions including utility room and ground-floor cloakroom
- Generous rear garden, off-road parking, and offered with no forward chain

This beautifully presented four-bedroom Grade II listed thatched cottage offers outstanding charm, period features, and a high standard of finish throughout. Recently re-thatched, it blends historic character with modern comfort in a thoughtfully updated home.

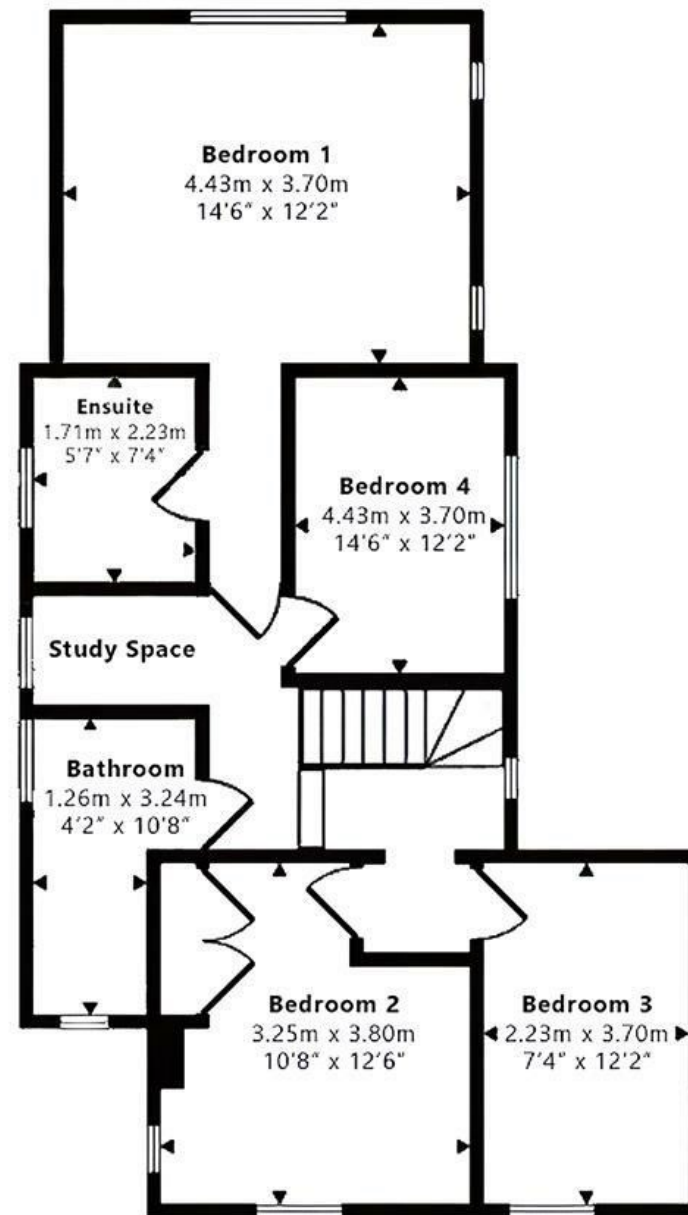
The ground floor includes a welcoming kitchen/breakfast room, separate sitting room and family room, plus a utility room and cloakroom. Upstairs, the principal bedroom has an en suite, alongside three further bedrooms suited to family, guests, or home working. Features include exposed beams, a modern Victorian-style bathroom, and elegant William Morris wallpaper.

Outside, the rear garden provides a peaceful and generous outdoor space, complemented by off-road parking. Offered with no forward chain, this is a rare opportunity to acquire a stylish period home in an idyllic village setting.

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Ground Floor
72sqm/777sqft
approx.



First Floor
67sqm/725sqft
approx.

Total Internal Area
140sqm/1502sqft approx.

Entrance

Carriage lamp and wall-mounted post box. Oak door with glazed insert. Original quarry tiled flooring. Inset ceiling spotlights. Cast iron Victorian-style radiator. Side aspect window. Door to inner lobby.

Lobby

Timber flooring. Side aspect window. Understairs storage cupboard. Door to sitting room.

Sitting Room

Timber flooring. Wall-mounted lighting. Exposed beams. Brick fireplace with log-burning stove. Two front aspect windows. Side aspect window. Two radiators.

Kitchen / Breakfast Room

Shaker style kitchen comprising of wall and base level units painted in Farrow and Ball, colour Mizzle. Oak countertops. One and a half bowl ceramic sink and drainer with mixer tap over. Built in fridge. Tiled splashbacks. Tiled flooring. Inset ceiling lights. NEFF double oven and grill. NEFF 4-ring Induction hob, extractor over. Plumbing for dishwasher. Water softener. Radiator. Dual aspect. Doors to:

Utility Room

Oak stable door. Oak worktop with butler sink and Victorian-style mixer tap, with storage cupboard below. Tiled splashback. Space and plumbing for washing machine. Space for tall fridge/freezer. Oil boiler. Side aspect window. Wood effect tiled flooring. Extractor fan.

Dining / Sitting / Play Room

Wood effect tiled floor. Inset ceiling lights. Radiator. Triple aspect windows and French doors to garden.

First Floor

Turning stairs to first floor. Window to side aspect. Radiator.

Landing

Motion sensor lighting, Loft access. Inset ceiling lights Study area.

Bedroom One

Vaulted ceiling. Rear window and two side aspect windows. Radiator.

Ensuite

White suite comprising pedestal wash hand basin and low-level WC. Corner shower with drench head and handheld attachment. Tiled floor and walls. Inset ceiling spotlights. Obscure side aspect window. Extractor fan. Victorian-style cast iron radiator and heated towel rail.

Bedroom Two

Windows to front and side aspect. Radiator. Exposed beams. Built in wardrobe.

Bedroom Three

Windows to front and side aspect. Radiator. Exposed beams.

Bedroom Four

Window to side aspect. Radiator.

Bathroom

White suite comprising low-level WC and pedestal wash hand basin. Panelled bath with mixer tap and handheld shower. Fully tiled bath surround. Tiled flooring and part-tiled walls. Victorian-style cast iron radiator. Obscure front and side aspect windows. Extractor fan.

Outside**Front****Driveway**

Gravel area for two vehicles. Rear gate access.

West Facing Garden

Large shed and further smaller shed. Patio area with bistro seating space. Mainly laid to lawn with mature shrubs and established shrubs and bushes. Raised beds. Oil tank. Outdoor power sockets and lighting.

Agents Note

Re-thatched in 2025. Lasts approximately 25 years.

No onward chain

Log burner in use. Chimney swept annually.

Water softener located in the kitchen.

Boiler located in the utility room. Last service 2026.











