



The Cowshed Wyddial Bury Farm, Wyddial, Buntingford, SG9 0EL  
Guide Price £425,000 Freehold



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**A MOST ATTRACTIVE GRADE II LISTED NEW STYLE BARN CONVERSION WITH MANY ORIGINAL FEATURES, SET WITHIN A PRIVATE GARDEN ENJOYING THIS MOST IDYLIC COUNTRYSIDE SETTING.**

- 2 bedroom, 2 bathroom new style property
- Vaulted ceiling and exposed timbers
- 0.07 acre plot
- Allocated parking
- Council tax band-E
- Grade II listed
- 1400 sqft/130 sqm
- Gas fired central heating to radiators
- Built in the mid 1800's and converted in 2000.
- Chain free

The property makes up part of a select scheme of period barns dating back to the mid 1800s and converted to five residential new style dwellings in the early 2000s. The barns are Grade II listed as they fall within the curtilage of Wyddial Bury Farm, a stunning 16th century farmhouse. The property is nestled within rolling countryside with views over the pretty village church.

The accommodation comprises a welcoming reception hall with slate flooring, stairs to first floor accommodation, storage cupboard under with plumbing for a washing machine and a luxury shower room just off. There is a generous ground floor bedroom with fitted wardrobe cupboards and an ensuite boasting a walk-in shower. The open plan kitchen/dining/sitting room boasts a high vaulted ceiling with exposed timber beams and a number of windows overlooking the garden. The kitchen area is fitted with attractive cabinetry, ample granite working surfaces/breakfast bar with inset single sink unit with bevel drainer. There is a Kenwood five ring gas range style cooker with extractor over plus space for an American style fridge/freezer and dishwasher.

Upstairs, there is a galleried landing/study area which overlooks the main reception below. There is a good sized bedroom with adjoining loft storage room.

Outside, the garden is mainly laid to lawn with paved patio area and well screened by mature loreal hedging and gated access leads to the parking area.

#### **Location**

The rural Hertfordshire hamlet of Wyddial lies Northeast of Buntingford which is just 2 miles away, where you will find many local shops, restaurants, pubs, and schools. Bishops Stortford is also just over 13 miles away where you can take a train to Liverpool Street. Royston station is just 7.9 miles away which will take you to Kings Cross. The A10 offers an easy commute to London and Cambridge and the A120 will take you to Stansted Airport in under 20 miles.

This home is surrounded by some of the most prestigious colleges such as St Edmunds, Bishops Stortford, and Heath Mount. Hanbury Manor Golf & Spa and East Herts Gold club are within a short drive.

#### **Tenure**

Freehold

#### **Services**

Mains services connected include: electricity, water and gas. Private drainage.

#### **Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-E

#### **Fixtures and Fittings**

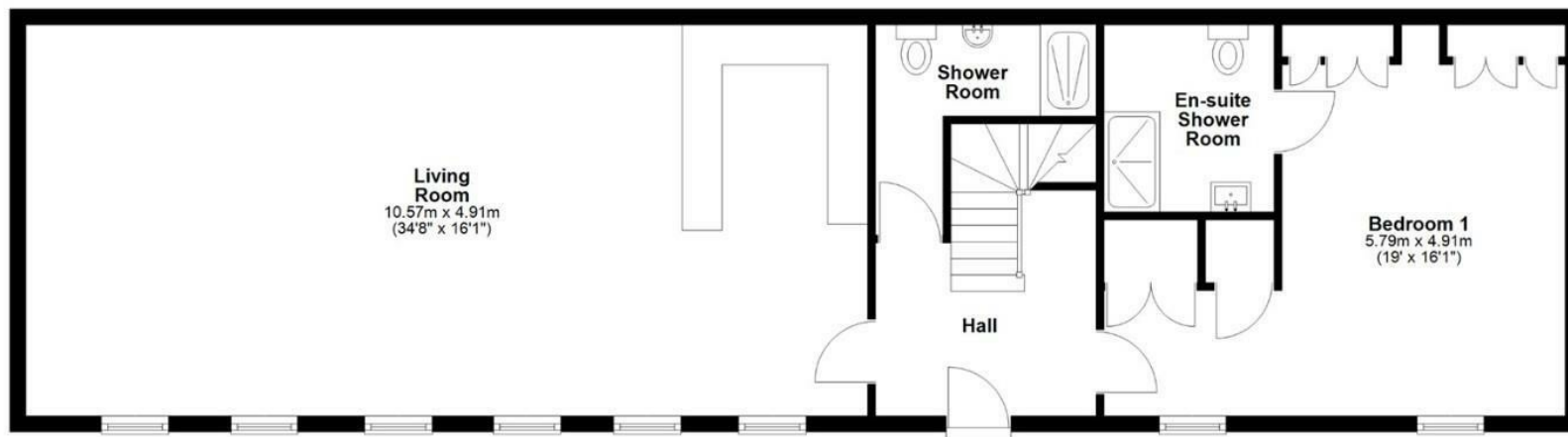
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

#### **Viewing**

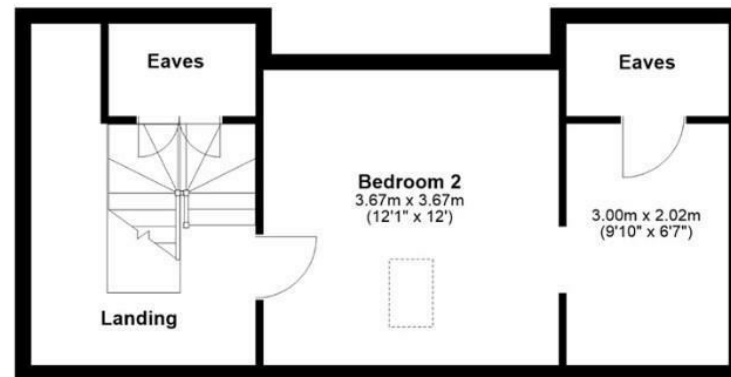
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



### Ground Floor



### First Floor



Approx. gross internal floor area 130 sqm (1400 sqft)



