



**Oliver
Minton**
Village & Rural Homes



**'The Old George', 24 High Street, Puckeridge,
Herts, SG11 1RN**

Guide Price
£1,100,000 Freehold

Council Tax Band: E

Bedrooms: 5 | Bathrooms: 3 | Receptions: 3

Dating back to the 1500's and formerly 'The Old George' coaching inn, Oliver Minton Village & Rural Homes are delighted to offer this superb 5 bedroom Grade II Listed family house with beautifully presented, spacious accommodation of nearly 3000 sq ft, extensive outbuildings and off-street parking, located in the heart of the village community within the Conservation Area, with the excellent village schools and High Street shops and pubs, all within walking distance. The property is being sold with NO UPPER CHAIN involvement.

REAR HALLWAY Staircase to first floor. Radiator with decorative cover. Leaded light window to rear. Understairs storage cupboard. Door concealing stairs down to cellar. Exposed floorboards.

LUXURY SHOWER ROOM - 2.77m x 1.63m (9'1" x 5'4") White suite comprising WC and wash hand basin. Shower area. Obscure glazed window. Radiator. Part tiled walls. Exposed beams.

CELLAR - 5.79m x 3.23m (19'0" x 10'7" < 16'8 into alcove) Power and light connected. Wooden stairs down. Approximately 5'6 head height.

DINING ROOM - 5.61m x 3.84m (18'5" x 12'7") Window to front and obscure window to side. Fireplace with fitted wood burning stove. Radiator with decorative cover. Exposed beams. High ceiling. Fitted corner 'bar' area. Part glazed double doors to:

GARDEN ROOM / PLAYROOM - 3.56m x 2.59m (11'8" x 8'6") Triple aspect double glazed windows. Radiator. Wooden floor. Part glazed double doors to rear garden.

SITTING ROOM - 7.47m x 5.13m (24'6" max x 16'10" average) Bay window and further sash window to front. 2 radiators with decorative cases. 2 fireplaces (one with fitted log burning stove). 2 obscure glazed windows to side. Exposed beams and floorboards. Enclosed entrance porch with High Street front entrance door, exposed floorboards and inner door to Sitting Room.

KITCHEN / BREAKFAST ROOM - 5.18m x 4.88m (17'0" x 16'0") Triple aspect windows to rear and side and further corner window to front. Range of fitted wall and base units with work surfaces incorporating sink unit. Matching fitted dresser unit. Plumbing for dishwasher. Space for cooker. Fitted gas fired AGA. Ceramic tiled floor. Radiator.

FIRST FLOOR SPLIT-LEVEL LANDING Window to rear. Exposed beams and floorboards. Door to built-in airing cupboard. 4 steps up and door to Upper Landing.

LUXURY SHOWER ROOM White suite comprising WC and wash hand basin. Obscure glazed window to rear. Fully tiled shower area. Chrome heated towel rail.

BEDROOM ONE - 6.45m x 3.96m (21'2" x 13'0") < 16'6 + bay window. A wonderful room with bay window and further sash window to front. 2 radiators with decorative covers. Obscure glazed window to side. Exposed beams and floorboards. Original feature fireplace. Door to built-in linen cupboard and concealed door to Bedroom Five.

BEDROOM TWO - 5.18m x 5.03m (17'0" x 16'6") Dual aspect windows to side and rear.





BEDROOM TWO - 5.18m x 5.03m (17'0" x 16'6") Dual aspect windows to side and rear. 2 radiators with decorative covers. Built-in double wardrobes. Vanity unit with wash hand basin and cupboards under. Exposed floorboards.

UPPER LANDING - 4.19m x 2.67m (13'9" x 8'9") main area. Window to rear. Radiator with decorative cover. Exposed beams and floorboards. Access hatch to loft.

BEDROOM THREE - 6.45m x 2.87m (21'2" x 9'5") Dual aspect windows front and rear. 2 radiators with decorative covers. Access hatch to loft. Exposed beams and floorboards.

BEDROOM FOUR - 3.48m x 2.62m (11'5" x 8'7") Window to front. Radiator. Exposed beams and floorboards.

BEDROOM FIVE - 2.92m x 2.36m (9'7" x 7'9") Sash window to front. Exposed beams and chimney breast. Radiator. Door from Upper Landing.

ATTRACTIVE FAMILY BATHROOM - 2.97m x 1.98m (9'9" x 6'6") Updated white suite by 'Burlington' comprising bath with shower above, WC and wash hand basin. Obscure glazed window to side. Radiator. Door to recessed storage cupboard. Part tiled walls. Chrome heated towel rail.

OUTSIDE

DRIVEWAY AND PARKING Large double gates from the High Street give vehicular access to the rear, with further gate leading to blocked paved driveway, shingle parking, garages, studio and garden.

UTILITY OUTHOUSE - 3.51m x 2.08m (11'6" x 6'10") Incorporated within the garage block, with steps up to Utility room from patio area, with wrought iron railing. Part glazed door and window. Wall-mounted 'Dimplex' electric heater. Two 'Butler' sinks and work surface. Plumbing for washing machine. Space for tumble dryer and chest freezer. Ceramic tiled floor.

OUTBUILDINGS, Incorporating:

GARAGE STORE - 5.64m x 4.67m (18'6" > 6'4 adjacent to Utility Store) x 15'4" width) 2 sets of double doors to front. Left hand area mainly incorporating the Utility Outhouse. EV car charging point. Wooden stairway to boarded eaves storage space.

Pottery Studio/Home Office - 5.59m x 4.67m (18'4" x 15'4") Two sets of double glazed French doors. Power and light connected. Wooden stairway up boarded loft storage space, with light.

REAR GARDEN Extensive patio area to rear of house with steps up to Utility Room. Low retaining wall, railings and gate. Outside lights and water tap. The main area of garden is beyond (60' 0" x 50' 0" (18.29m x 15.24m), with well stocked flower and shrub beds and borders, pathways, patio areas and further outbuildings.



Agent Notes:

Mains services are connected: mains water, sewerage, electricity, gas fired central heating (untested). Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

Listing Information:

HIGH STREET (west side)

No 24, (formerly listed as The Old George Inn)

4.12.51

GV

II

Inn, now a house. C16 or earlier, mid C19 Gothic front. Timber frame roughcast, south gable of panelled fan pargetting, front of red brick with diaper and chamfered white brick dressings and plinth, half-timbered jettied part on right. Steep old red tile roofs. Probably a large open-hall house in origin, with two storeyed gabled crosswing at north, square rear kitchen block at southwest and gabled stair turret in the angle. High carriageway on north with a room over, separately roofed but with a mock half-timbered C19 jettied gable added on street front duplicating the original jettied timbered gable of the crosswing.

Picturesque irregular two storeys and cellar street front on east, five windows long. On the left a three window part corresponding to the former hall with a heavy Tudor-style door up two steps on the right of a central two storeyed rectangular gabled bay window, with a further window beyond. There is a higher-set window in the brick lower floor fronting the crosswing with a flush cross-window in the jettied upper floor with heavy moulded bargeboard to the red brick nogged timber framed gable. This has heavy bull-nosed joist ends but slighter joists were used when the C19 duplicated gable was built alongside to the north. The main range has a wide-span clasped-purlin roof replacing the original, with a long curved soot-blackened timber incorporated. Clasped-purlin roof to kitchen with a large gable chimney. Central chimney in the hall nearer north end. Original framework of rear wall with heavy diamond shaped mullioned two-light window preserved in depth of structure. Moulded timber corbel added to support axial beam in hall. Formerly The Old George Inn.

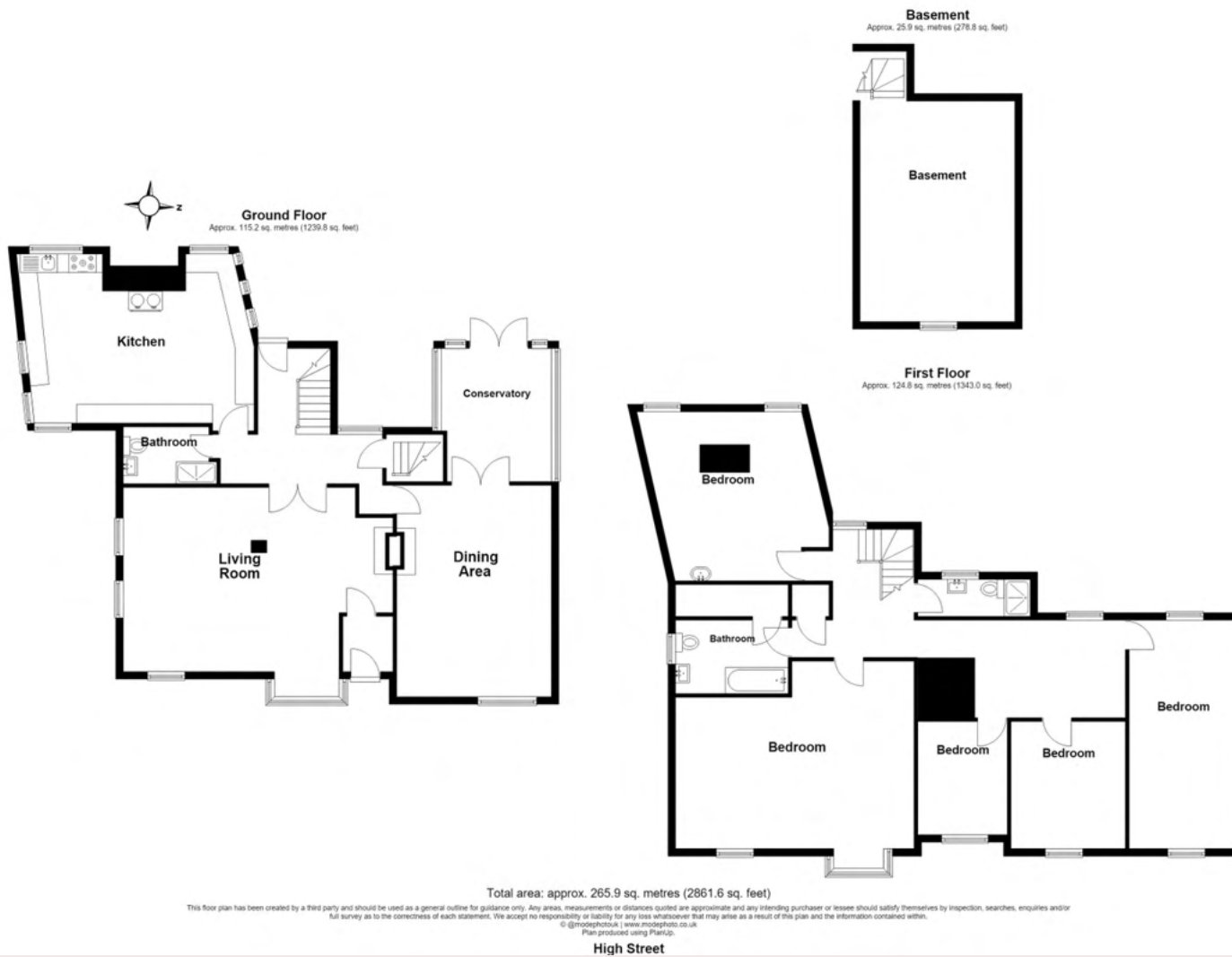
Listing NGR: TL3860123399





NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.





Puckeridge Sales

28 High Street, Puckeridge, Herts, SG11 1RN

01920 822999

puckeridge@oliverminton.com

<https://www.oliverminton.com/>



**Oliver
Minton**
Village & Rural Homes