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Fanhams Hall Road,

The Nook is a true one-off: a detached period property, full of charming character features, with pretty cottage gardens, in a peaceful village location.

£425,000

01992 87 85 80

Overall Description
This highly individual detached period property started life as a farmworker's cottage for the neighbouring estate, probably in the 1800's, before being extended in the 1920's to accommodate two local sisters, who were tailors and seamstresses. For the last 38 years it has been the home of two local artists and musicians who were drawn to its undoubted character and its peaceful village location. It is definitely a home for lovers of the unconventional. In terms of accommodation there is a front porch, entrance hall, two good-sized reception rooms, both with open-fireplaces, a modern garden room (which was added just a couple of years ago) and a galley kitchen. There are three double bedrooms, one downstairs, as well as a bathroom, also on the ground floor. The cottage has gas central-heating and is double-glazed (windows and doors all replaced in 2021). Outside there is parking for two cars and pretty cottage gardens which go all around the property and include a garden shed. If you love period features, want something a little out of the ordinary and crave a slower, quieter pace of life then we would strongly suggest that you visit The Nook.

Location
Babbs Green/Wareside is an attractive rural village set amongst beautiful open countryside around three miles outside the popular commuter town of Ware. The village has a church (with its own parish newsletter and website detailing local events and activities throughout the year), village hall and two well regarded public houses and a four minute drive from the popular town of Ware with excellent schools at all levels as well as shops, riverside pubs, restaurants, and railway station with regular trains to London's Liverpool Street. The village has easy access to the A10 and is also a short drive from Much Hadham, Wideford and the market town of Hertford, plus it has a bus stop for local bus services. Wareside is surrounded by beautiful open countryside, which even includes its own vineyard, so it is a perfect location for anyone that loves country pursuits such as dog walking, cycling or horse riding.

Accommodation
From the driveway steps lead up to a wrought iron gate into a garden area. Front door into the:

Entrance Porch 9'5 x 2'10 (2.87m x 0.86m)
Two windows to front and two windows to side. Glazed door to:

Hallway 12'6 x 6'9 (3.81m x 2.06m)
Two windows to front. Exposed beams. Fitted wardrobe. Wooden floorboards. Radiator.

Sitting Room 16'5 x 12'11 (5.00m x 3.94m)
Window to front and two to rear. Open-fireplace with newly fitted wood-burning stove, brick surround and hearth. Painted wooden floorboards. Two radiators. French doors leading into the enclosed PORCH ROOM: 10' x 3' with windows to front and sides.

Living/Dining Room 16'3 x 12'5 widest (4.95m x 3.78m widest)
Window to side. Open-fireplace with period wooden mantel, brick surround and a slate hearth. Wood-effect Karndean floor. Under-stairs cupboard. Exposed beams. Two radiators.

Garden Room 8'1 x 7'4 (2.46m x 2.24m)
Extra thick 8mm glass in a timber frame with a Upvc roof and a solid brick base. French doors out to the garden.

Kitchen 16'8 x 5'5 (5.08m x 1.65m)
Two windows to front and one to side. Kitchen units with wooden work-tops and stainless steel sink unit. Gas cooker with gas hob. Fridge/freezer. Washing-machine. Pantry. Exposed beams. Glazed door to:

Rear Porch 5' x 4' (1.52m x 1.22m)
Windows to front and side. Space for tumble-drier. Glazed door to the garden.

Bedroom Three 12'9 x 9'6 (3.89m x 2.90m)
Window to side. Exposed floorboards. Fitted cupboards. Radiator.

Bathroom 8'5 x 8'1 (2.57m x 2.46m)
Frosted window to side. Panel bath with shower above. Low-level WC. Wash-hand basin. Ceramic tiled floor. Airing cupboard with factory-lagged hot water cylinder. Radiator.

First Floor
From the hallway stairs lead up to the landing. Window to rear. Exposed timbers. Loft access to storage area.

Bedroom One 9'4 x 8'7 (2.84m x 2.62m)
Window to side. Exposed beams. Painted floorboards. Under-eaves wardrobe with electric light. Radiator.

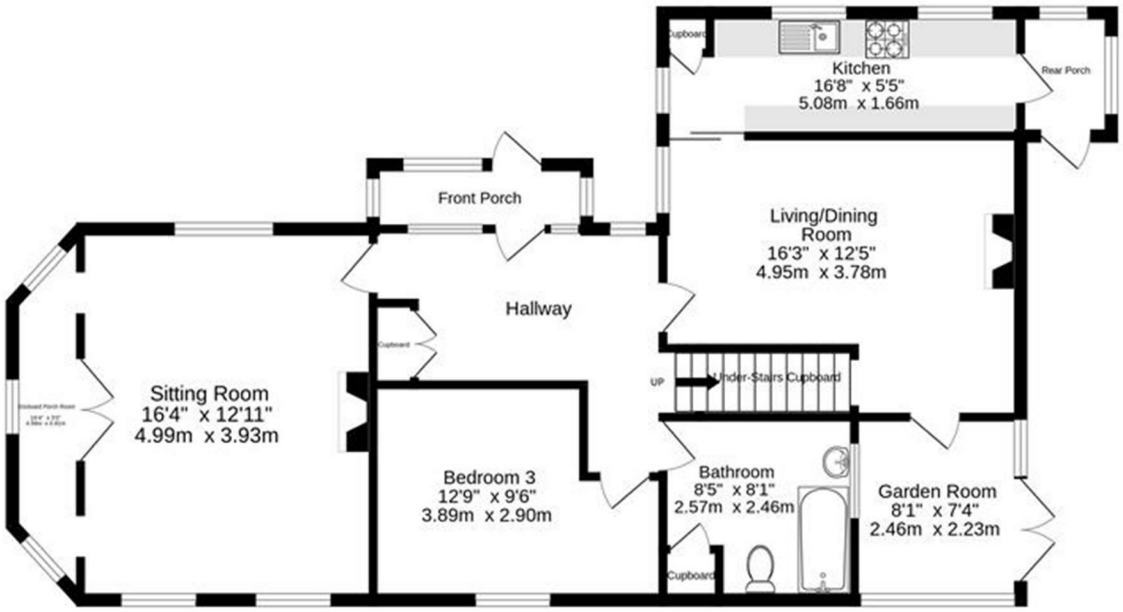
Bedroom Two 12'7 x 7'6 (3.84m x 2.29m)
Window to rear. Exposed beams. Radiator.

Outside
The property has a gravel driveway with parking for two cars (and there is plenty of on-street parking along the lane). Steps lead up to pretty cottage gardens which completely surround the property and add to its appeal as they are glimpsed through the windows, especially the Garden Room to the rear, a lovely peaceful place to sit on a sunny day. Two GARDEN SHEDS.

Services and Other Information

Mains gas, electric, water and drainage. Gas central-heating. All new double-glazed doors and windows 2021. Garden Room added 2021. Damp proofing in garden shed. Council Tax Band E.

Ground Floor
908 sq.ft. (84.4 sq.m.) approx.



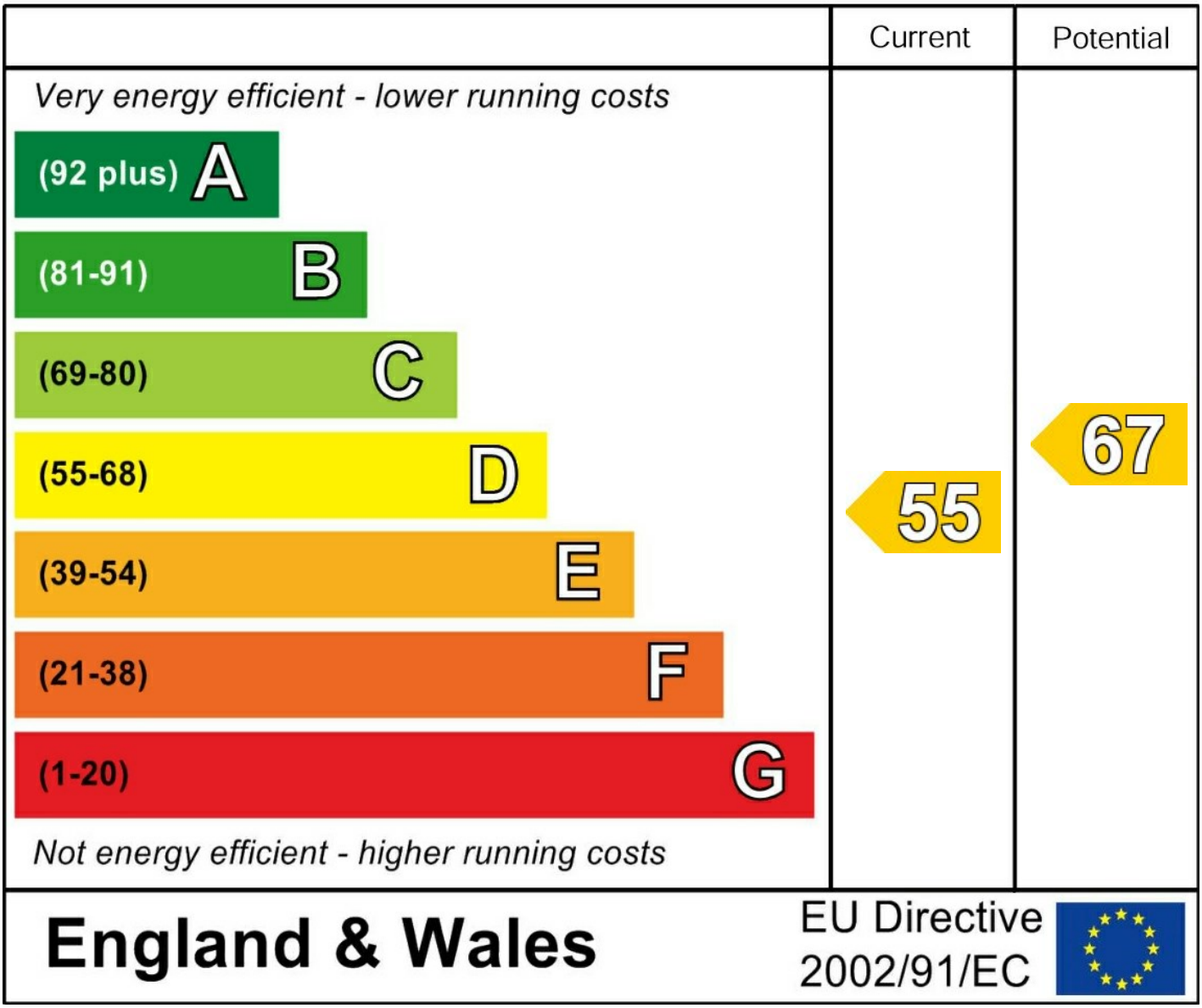
1st Floor
221 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating



Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.

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