



Charming farmhouse with equestrian facilities and around 4.46 acres

Acorn Street, Hunsdon, Ware, Hertfordshire, SG12

Offers in the region of £1,300,000 Freehold

savills



This house offers characterful living with some lovely entertainment space and a private suntrap garden • Ready to go equestrian set up with a self-contained stable block, ménage and paddocks – 4.46 acres • Internally the house features much charm and character including a master bedroom suite with vaulted ceiling and exposed beams • Directly adjoins open countryside with some lovely views

Local Information

Communications are excellent by both road and rail. Fast and frequent trains leave Harlow station reaching London Liverpool Street in approximately 35 minutes.

There is also a mainline station in Hertford which offers a direct rail service into London Moorgate taking approximately 42 minutes.

There is easy access to the A10, A1(M) and M11. London Stansted Airport is approximately 13 miles away.

The village of Hunsdon boasts a well known Gastro pub, the Fox and Hounds, as well as a village shop, Post Office, school and church, with the larger towns of Hertford and Stanstead Abbots offering a further selection of facilities.

Excellent state schooling is available in Hertford and Ware, whilst private schooling is also available at Haileybury, Bishop's Stortford College, St Edmunds and Heath Mount.

About this property

Walnut Tree House is Grade II listed and is nestled on the fringes of the village of Hunsdon. It was originally converted from two cottages and a barn – and now

offers excellent reception and living space with much of the original character retained.

On the ground floor an entrance porch leads to an impressive hall with a feature fireplace, wooden flooring, guest cloakroom and boot room. A study / playroom provides a good working environment with another fireplace.

The custom built farmhouse style kitchen/breakfast room is fitted with a range of wall and base units, a dresser and a quarry tiled floor, complimented by granite work surfaces. There are built in appliances, with plenty of space for a breakfast table. This room has double French doors onto the garden. Adjacent to the kitchen there is a lobby leading to the utility room.

There are two principle reception rooms - a drawing room and a dining room giving plenty of entertainment space. Both of these have stock-brick feature fireplaces and again can access the private suntrap garden via French doors.

Moving upstairs, the landing has a vaulted ceiling and skylight windows and access to the five bedrooms. The master suite is a delightful room with a high vaulted ceiling with exposed timbers, walk-in dressing room (previously



bedroom six) and an en suite bathroom. The four remaining bedrooms share the family bathroom. One of these rooms is currently used as a games room with pool table and music area.

On the outside, the house is set back from the road with an electronically gated gravel driveway providing secure parking and turning for several vehicles and a hardstanding area for a horse box or similar.

The open bay triple cart lodge/garage has a room over for storage.

The gardens provide much interest with lawns and mature shrub borders meandering towards the paddock and stabling areas.

On the other side of the house you will find the a private area which is a suntrap with lawn, yorkstone flag patio and some ambling roses climbing over the rear of the house.

Equestrian facilities

The remainder of the land is set out as paddocks with separate access via a lane to a ménage and stable block. Within an enclosed yard there is a stable block which comprises of up to five boxes, storage barn and tack room together with a covered grooming area. The ménage is around 40' x 20' with a sand / rubber surface. This abuts another paddock giving in total around 4.46 acres. Both paddocks have water connections. The house is well positioned for off road riding via a

network of local bridlepaths and byways.

Overage Clause

It is likely that our clients will place an overage clause over the paddock land in their favour should residential planning permission be granted in the future – more information about this is available upon request.

Tenure

Freehold

Local Authority

East Herts District Council
Band G

Energy Performance

EPC Rating = Exempt

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Bishops Stortford Office.
Telephone:
+44 (0) 1279 756 800.





Walnut Tree House, Hunsdon, Ware, Hertfordshire, SG12

Gross Internal Area 246.5 sq m / 2653 sq ft
(excludes outbuilding and stables)



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