



A charming coach house style home

Powder House, Barwick, Ware, Hertfordshire, SG11 1DA

Freehold



Stylish character home with land in a lovely location
• Open plan living area with wood burner • Detached workshop and garaging with PP for an annexe

Introduction

This charming coach house style home dates from 1905 and offers well balanced and flexible family living space, set in just over three acres of land which adjoin the River Rib.

Description

Believed to have once been the Quartermaster's House to the gunpowder factory nearby, this characterful home features high ceilings, large windows and modern bi-fold doors. The house enjoys delightful views to the rear over a meadow and woodland bordering the River Rib.

Internally the reception hallway provides access to a central open plan lounge which has a separate TV room and feature fireplace with inset wood burning stove. To the front of the house there are two ground floor bedrooms, and two bathrooms, one of which is en suite.

At the rear there is an inner hall with stairs to the first floor and a utility room. Enjoying a panoramic view over the gardens is the kitchen / family / dining room opening onto the patio via two sets of bi-folding doors.

Upstairs there are two further bedrooms sharing a good sized shower room with built-in wardrobes on the landing.

Outside, the house sits back from the road behind an electronically gated carriage driveway which provides parking and a turning area. There is a large workshop which has planning permission to convert into an annexe under East Herts Council reference 3/19/0403/HH.

The property sits on a substantial plot of around 3.05 acres which provides ample space for many uses, including equestrian and outdoor pursuits. The land enjoys frontage to the River Rib.

Local Info

The property is well located for commuting to the city via a choice of local railway stations. The market towns of Ware (5.3 miles), Hertford (7.4 miles) and Bishop's Stortford (9 miles) offer a variety of shopping and sporting facilities, schooling for all ages, as well as main line railway stations. There is also a choice of well-regarded private schools such as Bishop's Stortford College, Haileybury College and St Edmunds College. Access is also afforded to London via the M11 and A10. Barwick Ford itself is a most attractive hamlet featuring a ford over the River Rib.





Directions

From our offices in Bishop's Stortford proceed along the A120 towards Little Hadham turning left at the traffic lights. Proceed through Little Hadham into Much Hadham and turn right at the end of the village into Kettle Green Road. This road will take you across the country for around 3 miles where you will meet a ford. Cross over this and bear around to your right, following this road until you see a turning on your right. Turn here and the entrance to Powder House will be found just on your right hand side.

From the A10 heading north exit onto the A120 TOWARD Bishop's Stortford/ Stansted as you follow this road along and before you hit the village of Standon turn right onto Barwick road. Please note that this is a single track country lane, keep following this road for approximately a mile and a half where you will find Powder House on the left hand side

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



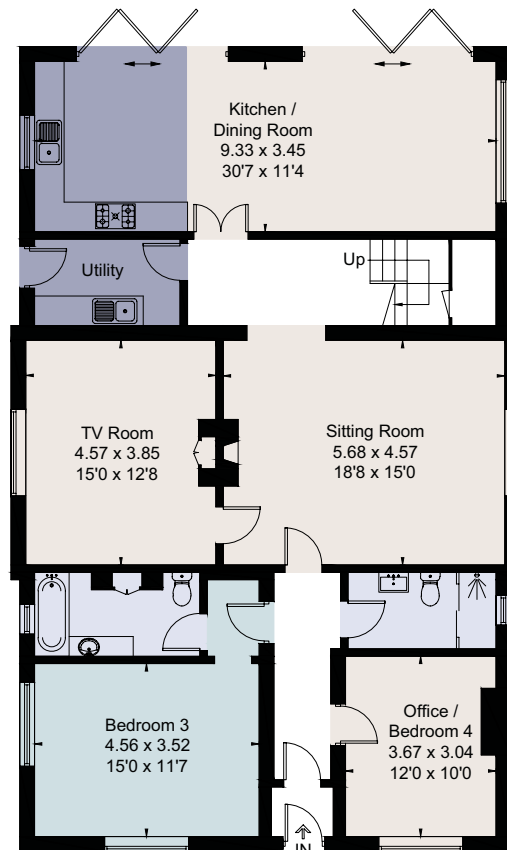
Powder House, Barwick, Ware, Hertfordshire, SG11 1DA
Approximate Area 197.3 sq m / 2124 sq ft
(Excluding Void)
Garages 46.1 sq m / 496 sq ft
Total 243.4 sq m / 2620 sq ft
Including Limited Use Area (14.3 sq m / 154 sq ft)



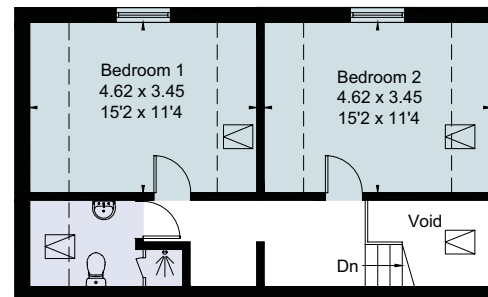
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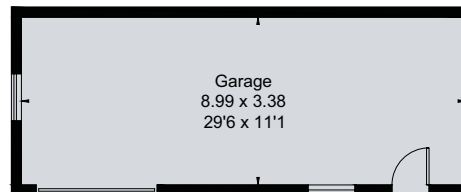
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Ground Floor

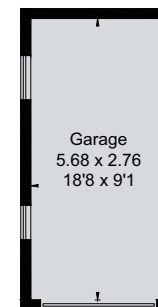


First Floor

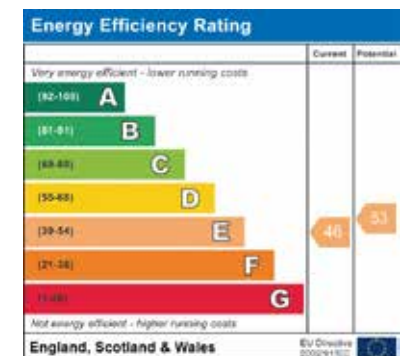


(Not Shown In Actual Location / Orientation)

= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



For identification only. Not to scale. © 190730HT

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