



A magnificent barn in an idyllic location

The Barn House, Wareside, Ware, Hertfordshire SG12 7RG

Freehold





The principal T-shaped reception has a vaulted ceiling and central wood burning fireplace • Enjoys magnificent views over open countryside • The house is set at the end of a deep and private driveway and enjoys an idyllic private location • The accommodation provides flexible living space with ground floor bedrooms and living areas • The gravelled parking area leads to an integral cart lodge • Grade II listed with lots of original charm and character

Description

The house offers predominantly ground floor living space providing a wonderfully flexible layout. The everyday entrance to the house is into the kitchen/breakfast room which has a range of traditional wall and base units and integrated appliances. These include a range-style cooker and a granite topped island unit. From the breakfast area there is a lovely view over open countryside. Adjacent to the kitchen is a utility room and two of the bedrooms including the principal bedroom suite, which has a dressing room and sumptuous en suite bathroom with roll-top style bath. The second bedroom has use of the family bathroom which is adjacent.

Moving back through to the fabulous centre piece of the house - the open plan vaulted drawing room has space for a dining room and a snug TV / seating area. This room enjoys large glazed windows and doors leading onto the deck and views of the garden and fields beyond. There are exposed beams along with a feature European-style hanging wood burning stove. A set of steps lead up to a galleried study area above, ideal for home working.

The remaining two bedrooms are also on the ground floor, both of which have en suite facilities and one of which has a vaulted ceiling and a view over the front garden.

The gardens envelop the house on all sides and provide a variety of seating areas either on a decked raised terrace with integrated bench and table or on a pergola covered terrace just off of the principal bedroom suite, also enjoying an area of private garden. There is a wonderful aspect over open countryside to the surrounds of the house.

Services

Mains water
Electricity
Gas fired central heating
Private drainage



Local Info

The Barn House is conveniently positioned on the outskirts of Ware in a rural location which has a well regarded JMI Primary school and two public houses. Additional amenities can be found in Ware and Hertford.

There are comprehensive communication links by both road and rail, with frequent trains from Broxbourne, St Margarets or Ware to Stratford or Liverpool Street (rail times from 32 minutes).

The A10 is within 4 miles and the M25 within 12 miles. Ware 2.2 miles, Hertford 6.3 miles, Central London 26 miles. Convenient for Bishop's Stortford College, Presdales, Richard Hale, Duncombe, Heathmount and Haileybury Schools

Directions

SAT NAV POSTCODE SG12 7RG. From the B1004 running from Ware towards Widford, turn left onto Scholars Hill (signposted Helham Green). As you get to the top of the hill take the right hand fork, following this single track lane that leads into the countryside – bear to the right and The Barn House is at the very end of this lane.

Agents Comments

I've always been rather taken by a barn conversion, I love the character that this particular one offers but the setting really is to die for! With magnificent views and some really rather practical living areas – well worth a visit.

Tenure

Freehold

Viewing

Strictly by appointment with Savills.





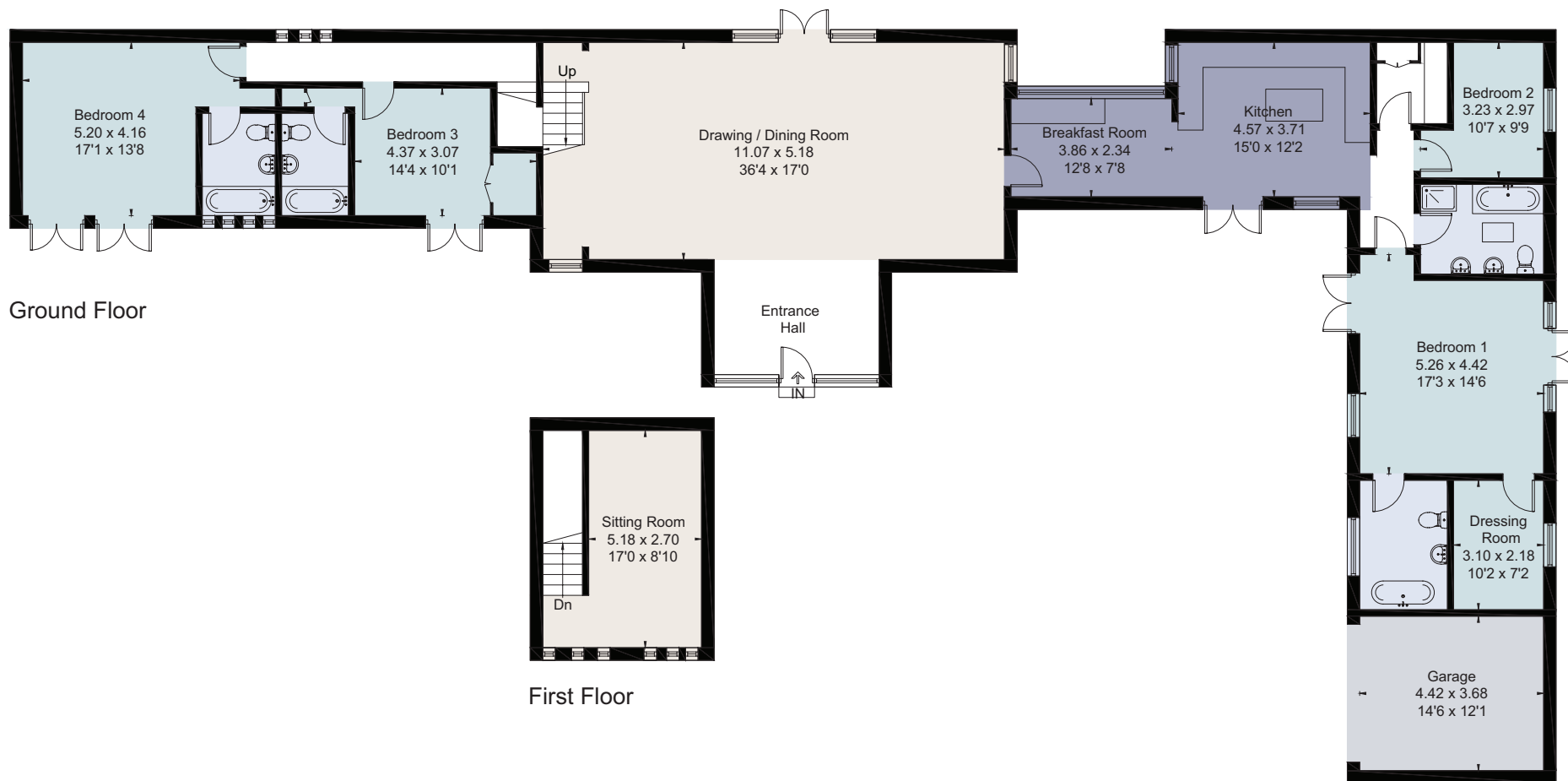
The Barn House, Wareside, Ware, Hertfordshire SG12 7RG
Approximate Floor Area 232 sq m / 2500 sq ft



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