



PESTELL & Co.
ESTABLISHED 1991

Kingscote, Lower East End, Furneux Pelham, Herts

NO ONWARD CHAIN

GUIDE PRICE - £1,275,000

A stunning five-bedroom detached period property dating back to around 1600AD which was likely originally a small farm. The property has been extended and lovingly restored by the current owners and provides a wealth of character and living space including entrance hallway, two reception rooms, a garden room, kitchen/breakfast room, dining room, study and utility room/w.c. on the ground floor. There are four double bedrooms, a single bedroom/office and two bathrooms on the first floor. Externally, the property sits in a plot of half an acre with a wrap-round garden, incorporating lawns, flower beds and a pond, as well as two courtyards, all backing onto paddocks. Further benefiting from a four bay car port at the rear of the garden with a fully functional one-bedroom flat above. Wonderfully located in the small hamlet of Lower East End in the desirable village of Furneux Pelham within striking distance of Bishop's Stortford, Buntingford, the M11 and A10.

Entrance porch leading to:

ENTRANCE HALLWAY:

Under floor heating to Cotswold stone flooring, two double glazed windows to front, radiator and ceiling light point. Door into:

LIVING ROOM - 20'7 x 16' (6.27m x 4.88m)

Reclaimed antique oak flooring, Inglenook fireplace with log burner, duel aspect, double glazed windows to front and rear, plus French doors to rear. Two radiators, wall lights and door into:

STUDY - 14'11 x 8'5 (4.54m x 2.56m)

Tiled brick flooring, duel aspect, double glazed windows to front and side, radiator, under stairs cupboard and ceiling light point. Door to stairs to first floor.



UTILITY ROOM:

Stone tiled flooring, built in units with work surface and space for washing machine. Floor mounted boiler, double glazed window and door to rear, radiator and ceiling light point. Door into:

GROUND FLOOR CLOAKROOM:

Stone tiled flooring, wash hand basin, low level w.c., double glazed window to side, radiator and ceiling light point.

DINING ROOM - 12'4 x 17'11 max (3.76m x 5.46m)

Oak flooring, double glazed window to side and wall lights. Door into:

SITTING ROOM - 12'7 x 11'11 (3.84m x 3.63m)

Reclaimed pine flooring, brick fireplace with log burner, dual aspect, double glazed windows, radiator and walls lights.



KITCHEN /BREAKFAST ROOM - 14'7 x 14'4 (4.45m x 4.37m)

Under floor heating to Cotswold stone flooring, a range of eye level and base level units with quartz work surface and double sink. Integrated double oven, electric hob, microwave, fridge, freezer and dishwasher. Dual aspect, double glazed windows to both sides, vertical radiator, inset down lighters and ceiling light point. Door into a side lobby with Cotswold stone flooring, radiator, ceiling light point and door to side external.

Double doors open into walkway, with under floor heating to Cotswold stone flooring, door to side, built in double cupboards and units, inset down lighters and steps up to:

GARDEN ROOM - 20'9 x 17'1 (6.32m x 5.21m)

Oak framed, under floor heating to Cotswold stone flooring, glazed to three aspects and double opening doors to rear, feature log burner, lighting points and vaulted ceiling.



BEDROOM 2 - 18'6 x 15'1 (5.64m x 4.60m)

Oak floor corridor with built in double wardrobes and a door into the bedroom with oak flooring, dual aspect, double glazed windows, built in cupboard, two radiators and ceiling light point. Door to:

LANDING:

Oak flooring, dual aspect, double glazed windows, radiator, ceiling light point and staircase to ground floor. Door into:

SHOWER ROOM:

Tiled flooring, corner shower cubicle, wash hand basin and low level w.c. Velux window, airing cupboard, radiator and inset down lighters.

BEDROOM 5/OFFICE - 8'4 x 7'3 (2.54m x 2.21m)

Wood flooring, double glazed window to rear, radiator and inset down lighters.



OUTSIDE:

The plot is half an acre with a wrap-round garden and includes a sunny private front garden laid to lawn, paving stones and flower beds, and a spacious rear garden laid to lawns, flower beds and a pond, with two courtyards perfect for outdoor eating. There is also a large garden shed at the far end of the garden.

There is a four bay car port at the rear of the garden with a one-bedroomed flat above, ideal to provide extra accommodation for family or visitors. The annexe offers a double bedroom, kitchen/living room and shower room with beautiful views to the surrounding fields:

Living Space - 18' x 12'6 (5.49m x 3.81m), wood flooring, a range of eye level and base level units with complementary work surface and inset sink and drainer. Integrated oven with electric hobs, space for fridge and washing machine. Window to rear, electric heaters and inset down lighters.

Shower Room: tiled flooring, corner shower cubicle, wash hand basin and low level w.c. Window to rear, inset down lighters.

Bedroom - 12'6 x 12'4 (3.81m x 3.76m) Wood flooring, dual aspect windows, electric heaters and inset down lighters.

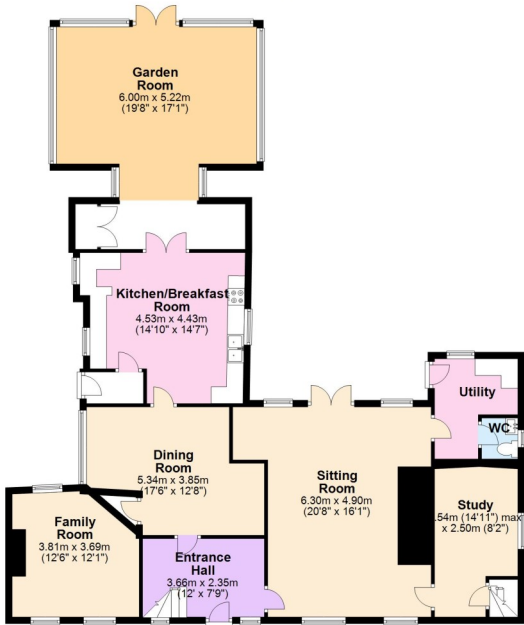
The drive, which runs from the entrance on the lane to the car port in the rear garden, is laid with beautiful Victorian granite blocks which were discovered during the excavation of a former tram depot in London.





Ground Floor

Approx. 121.3 sq. metres (1306.0 sq. feet)



First Floor

Approx. 116.8 sq. metres (1256.8 sq. feet)



Total area: approx. 238.1 sq. metres (2562.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	50 E	
21-38	F		
1-20	G		

FULL ADDRESS

Kingscote, Lower East End, Furneux Pelham, Buntingford, Herts, SG9 0JZ

SERVICES

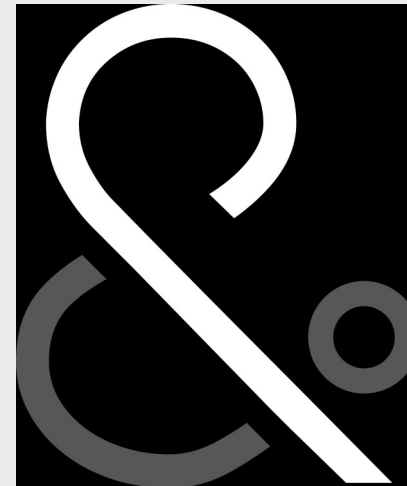
Oil fired central heating, mains electricity, water and septic tank

LOCAL AUTHORITY

East Herts Council, Charringtons House, Bishops Stortford, Herts, CM23 2ER

COUNCIL TAX

Band G



AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.,) will be included in the sale.

Instruction by

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LANDING:

Wood flooring, ceiling light point and doors to:

BEDROOM 3 - 12'6 x 11'11 (3.81m x 3.63m)

Wood flooring, triple aspect, double glazed windows, radiator and ceiling light point.

BEDROOM 4 - 9'11 x 9' (3.02m x 2.74m)

Wood flooring, double glazed window to front, wall mounted heater and ceiling light point.



BEDROOM 1 - 15'8 x 15'8 (4.78m x 4.78m)

Oak flooring, dual aspect, double glazed windows, built in wardrobes, two radiators and ceiling light point.

DRESSING ROOM - 10'1 x 5'10 (3.07m x 1.78m)

Oak flooring, double glazed window to side, walk in wardrobe, radiator, ceiling light point and door into:

BATH/SHOWER ROOM:

Tiled flooring with under floor heating, freestanding rolltop bath with shower attachment, corner shower cubicle, vanity wash hand basin, low level w.c. and bidet. Double glazed window to side, storage cupboard, vertical radiator and spotlights.

