

1 Whitebarns Cottage, Whitebarns Lane, Furneux Pelham, Herts SG9 0JJ

- PRICE GUIDE: Offers in the Region of £599,995 Freehold

Oliver Minton Village & Rural Homes are delighted to offer this attractive CHAIN FREE three bedroom 'character' end of terrace home with superb long garden within a 0.33 acre plot, cart lodge with first floor home office and wonderful rural views to all aspects. In this lovely quiet semi-rural location on the outskirts of sought-after Furneux Pelham, the 1472 sq ft of accommodation comprises hall, cloakroom, dual aspect living room, kitchen/breakfast room, utility room, 2 first floor double bedrooms and spacious family bathroom and a super further double bedroom on the second floor. The well regarded Furneux Pelham Church of England Primary School is within walking distance, as is St Mary's Church and wonderful walks can be enjoyed within the surrounding countryside. Being sold 'CHAIN FREE', the house requires some 'TLC' now, but has a lovely balance of space inside and out. There is double glazing, oil fired central heating to radiators (new boiler as of 2023) and a 2022 newly installed 'Klargester' private sewerage system.

The house is approximately 20 minutes drive (8 miles) from Bishop's Stortford station where the Stansted Express provides a regular and quick direct rail service to London Liverpool Street station (from 37 minutes journey time) and Tottenham Hale underground station.

Side Entrance Porch Inner door to:

Hallway Wooden boarded floor. Staircase to first floor with understairs storage cupboard. Radiator.

Cloakroom White WC and wash hand basin. Radiator. Double glazed obscure window. Ceramic tiled floor.

Living Room - 6.2m x 3.84m (20'4" x 12'7" > 11'0) A dual aspect room with double glazed windows to front and double glazed French doors to rear garden. Wooden boarded floor. Triangular shaped chimney breast protuding with open fireplace to dining area and fitted log burner to lounge area.

Kitchen/Breakfast Room - 4.34m x 0m (14'3" < 21'7 into door recess x 0'0") Ceramic tiled floor. Range of fitted wall, base and drawer units with work surfaces incorporating sink unit. Recess for fridge/freezer. Oil fired AGA. Triple aspect room with double glazed windows and double glazed French doors to rear garden. Door to:

Utility Room - 2.31m x 1.27m (7'7" x 4'2") Double glazed window and stable door. Fitted wall and base units and work surfaces incorporating sink. Radiator.

First Floor Landing Double glazed window to side. Wood flooring. Radiator. Door to built-in understairs airing cupboard.

Bedroom One - 4.9m x 4.17m (16'1" x 13'8") including built-in wardrobe cupboard. An attractive triple aspect room with vaulted ceiling and double glazed windows enjoying fantastic rural views to all aspects. Wood flooring. Radiator.

Bedroom Two - 4.11m x 3.56m (13'6" x 11'8") Double glazed windows to front with wonderful views. Radiator. Corner feature fireplace. Walk-in wardrobe cupboard with fitted hanging rails and shelving.











Spacious Bathroom - 3.61m x 2.31m (11'10" x 7'7") A super bathroom with roll-top free standing bath. Separate shower cubicle. White pedestal hand basin and WC. Double glazed window and double glazed skylight window. Radiator. Heated towel rail. Ceramic tiled floor.

Second Floor Bedroom Three - 5.33m x 3.48m (17'6" including chimney breast x 11'5" < 16'3 at floor level) A delightful room with vaulted ceiling and attractive feature exposed brick wall and chimney breast. Double glazed skylight window. Feature double glazed vertical panel windows with amazing rural views. 2 radiators.

Outside

Front Garden & Driveway Shingle driveway with parking for several vehicles. Area of lawn. Side access gate to rear garden also providing right of way access to the rear garden of the neighboring mid terrace house.

Cart Lodge Undercover parking/storage area. External stairs to:

First Floor Home Office / Hobby Room - 5.84m x 3.71m (19'2" x 12'2") Double glazed window overlooking countryside. Part glazed door. Multiple power points and lights.

Superb Rear Garden A wonderful long rear garden, mainly laid to lawn with shrub and hedgerow borders.

Agent Notes Heating is by oil fired boiler to radiators. Private septic tank sewerage system. Mains electricity and water. Broadband & mobile phone coverage can be checked at https://checker.ofcom.org.uk

The lane itself is privately maintained, with residents contributing to upkeep as required.

Council Tax Band: E

















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Total area: approx. 136.8 sq. metres (1472.1 sq. feet)

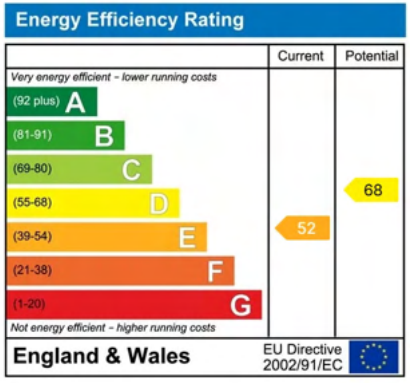
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