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West Barn Nine Ashes, Acorn Street, Hunsdon, SG12 8PL

£1,475,000

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JONATHAN HUNT are pleased to offer this remarkable Grade II listed barn conversion offering a unique blend of historical charm and modern living. Spanning approximately 5,800 square feet, this country home boasts an impressive FIVE bedrooms and a TWO bedroom ANNEXE, making it an ideal choice for families or those seeking ample space for guests or relatives.

As you enter via the Tudor style front entrance door you are drawn to the breath taking Great Hall, featuring a stunning vaulted ceiling, which serves as the heart of this wonderful home. The versatile accommodation includes four reception rooms, allowing for a variety of uses, whether it be a formal dining area, a cosy lounge, or a home office. The annex further enhances the appeal, providing opportunities for multi-generational living or guest accommodation.

The property is set in a private location, part of a select community of only nine homes, ensuring peace and privacy. For those with multiple vehicles, the property offers parking for up to six cars, complemented by a double garage and a driveway secured by electric gates.

The established gardens are a true delight, featuring an outside Tiki bar area perfect for entertaining or enjoying a quiet evening under the stars. This home is not just a residence; it is a lifestyle choice, offering a harmonious blend of elegance, comfort, and versatility in a picturesque countryside setting.

This exceptional property is a rare find and is sure to attract discerning buyers looking for a unique country home with character and charm.



LOCATION

The village of Hunsdon boasts two excellent pubs, The award winning Fox and Hounds along with the traditional Crown public house. In addition there is a petrol garage and an excellent Post office and store in the near by village of Much Hadham. The transport links are very good with Harlow Town station providing a 30 minute service by train to London and in addition, Roydon and St Margaret's Stations are close by. The location is perfect for those who wish to enjoy the surrounding countryside with many footpaths and bridleways to explore. Both state and private education is very well catered for with Heath Mount, Duncombe school, St Edmunds College, Haileybury and Bishops Stortford College all within easy reach along with Hunsdon JMI Primary and St Andrew's C of E Primary School and Nursery in Much Hadham.

There is a variety of active organisations for all ages including Badminton and Gardening Club, Baby and Toddler group, Scouts, Cubs and Beavers all held in the Village Hall

ADDITIONAL NOTES

A traditionally constructed and converted Grade II listed barn conversion period property.

Approx. build date: 1560

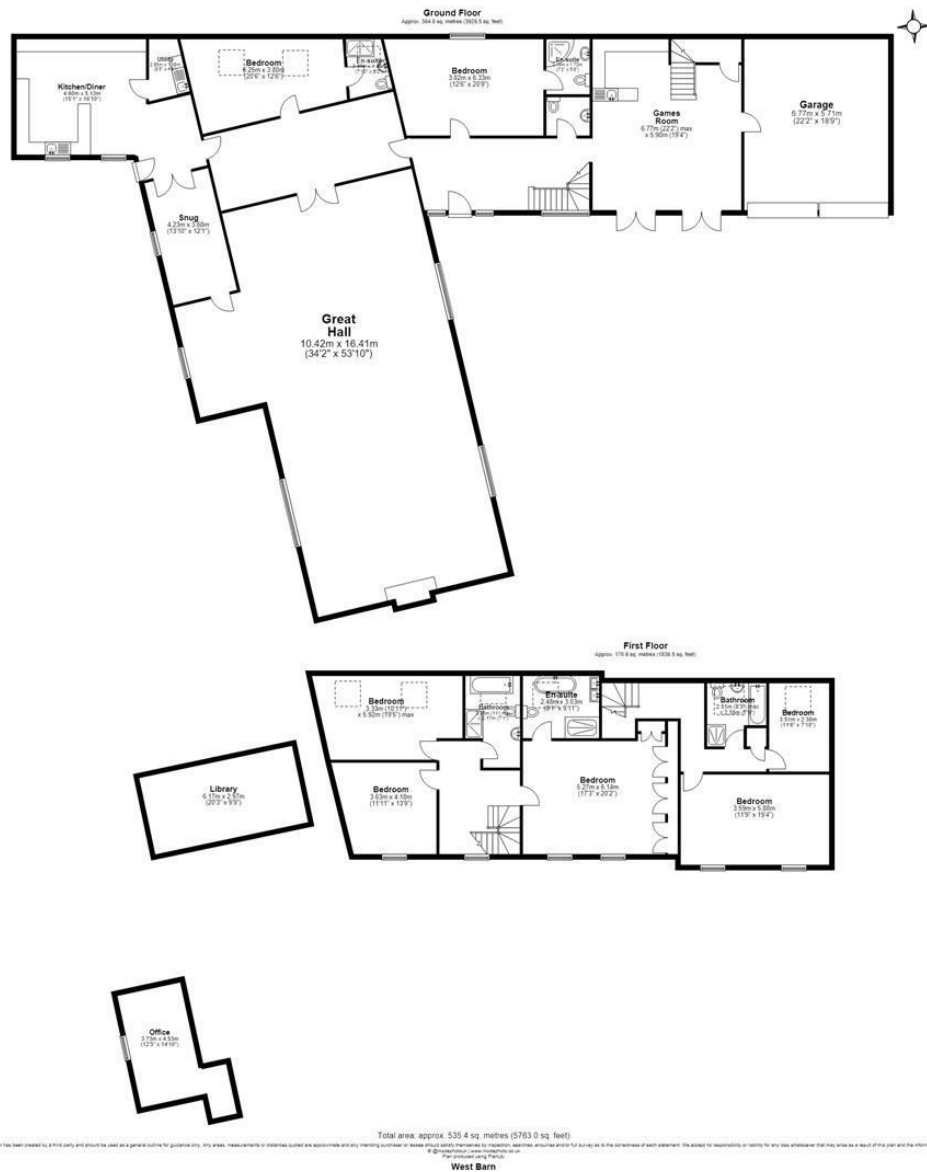
Conversion date: 1984

The property is a combination of traditional timber frame construction with brick infill, solid brickwork and cavity brickwork beneath a pitched and plain clay tiled roof and slated roof. Floors are a combination of ground supported concrete slab and suspended timber construction.

There is an approximate fee of between £250 - 275 paid annually for the general maintenance of Nine Ashes development.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		57	61
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		57	61
EU Directive 2002/91/EC			