

# Jonathan Hunt

ESTATE AGENCY

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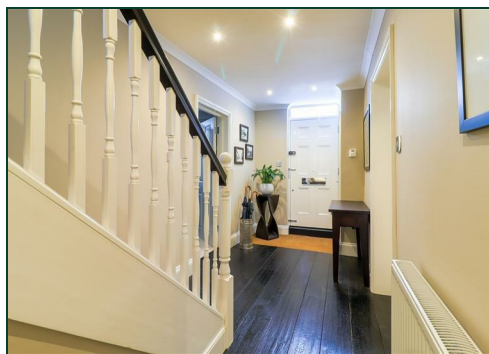
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## Aylott House, 2 High Street, Buntingford, Hertfordshire, SG9 9AG

**O.I.R.O £995,000**

"Aylott" House is a handsome grade II listed property which was formerly the Buntingford dairy. This large historic building has been extensively and fastidiously refurbished and now bestows the property with unparalleled quality combining both modern luxuries along with an abundance of period features and character. Currently separated to afford a main dwelling with four double bedrooms, primary with en-suite and dressing room, two bathrooms, huge kitchen breakfast room, and two ground floor receptions and a separate single bedroom annex with kitchen, lounge, and ground floor shower room.

Currently configured to provide a rental income, the property has been designed so the annex can easily be reinstated to produce one exceptionally large property if so required.

Externally the detached double garage/barn has been converted to produce a kitchen area, shower room and reception (currently used as storage) and a bar/games room above. This could again be reconfigured into a detached double garage or an easy conversion to separate annex (STPP). The private walled garden has been hard landscaped and provides a private and sunny place for entertaining with beautiful hanging baskets and a featured well dining area.

Properties of this quality seldom come to the market and an internal inspection is highly recommended.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# Aylott House, 2 High Street, Buntingford, Hertfordshire, SG9 9AG

ENTRANCE HALL



KITCHEN/ DINING ROOM



LOUNGE



KITCHEN/ DINING ROOM pic 2



SITTING ROOM



KITCHEN/ DINING ROOM pic 3



# Aylott House, 2 High Street, Buntingford, Hertfordshire, SG9 9AG

**KITCHEN/ DINING ROOM pic 4**



**ANNEX LOUNGE**



**W/C**



**ANNEX BEDROOM**



**ANNEX**

**ANNEX KITCHEN**



**ANNEX SHOWER ROOM**



**REAR GARDEN**

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GARAGE/BAR



BAR



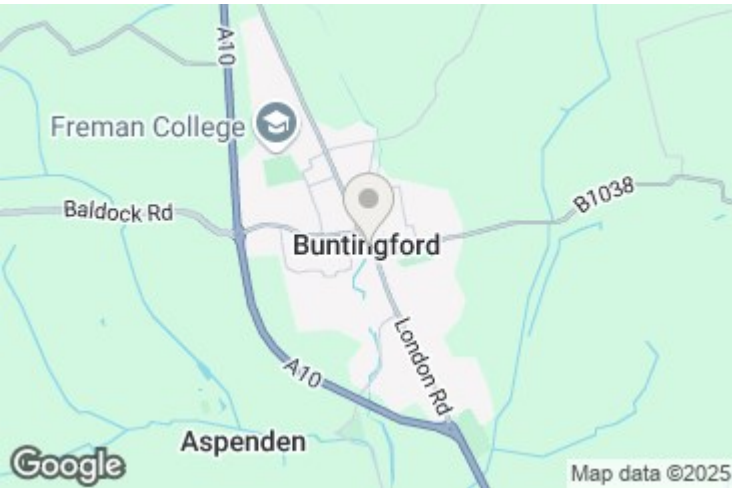
KITCHEN AREA



REAR GARDEN



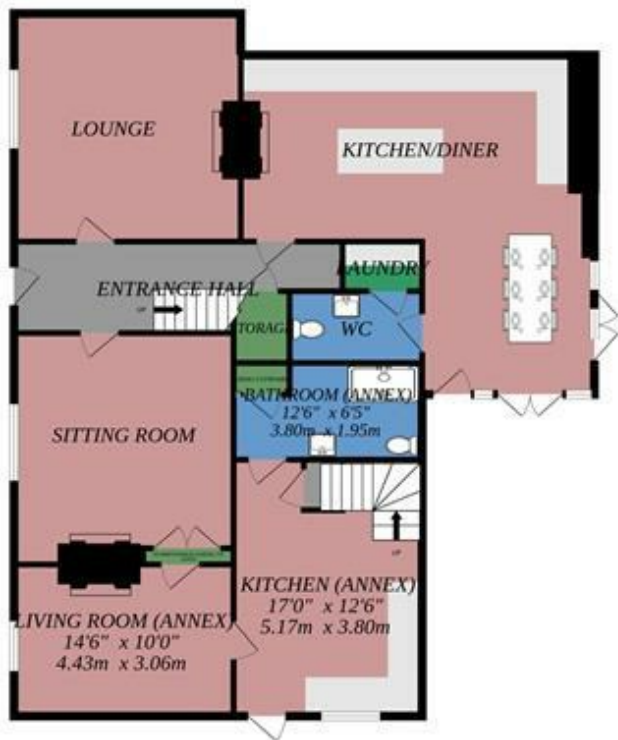
SHOWER ROOM



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		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR  
1367 sq.ft. (127.0 sq.m.) approx.



1ST FLOOR  
1251 sq.ft. (116.2 sq.m.) approx.

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TOTAL FLOOR AREA : 2618 sq.ft. (243.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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