



SIMPLY HOMES

**Acorn Street**

Hunsdon SG12 8PG

**Price Guide £1,000,000**









# Acorn Street

## Hunsdon SG12 8PG

Walnut Tree House - A Grade II listed 2800 square property on 0.5 acre of land, perfectly nestled on the fringes of the village of Hunsdon, Hertfordshire. The property consists of being a conversion of two cottages and a barn, now offering excellent reception and living space with much of the original character retained.

Enter via the entrance porch that leads to an impressive hall with a feature fireplace, wooden flooring, guest cloakroom and boot room. A study provides a suitable working environment with another feature fireplace.

The bespoke farmhouse style kitchen/breakfast room is fitted with a range of base and eye level units, a quarry tiled floor, complimented by granite work surfaces. There are built in appliances, with plenty of space for a breakfast table. There are French doors leading out to the garden, with the kitchen is also served by a separate utility room.

The ground floor also consists of two principal reception rooms - a dining room and a sitting room giving ample entertainment space. Both rooms benefit from stock-brick feature fireplaces and direct access the private garden via French doors.

To the first-floor landing, featuring vaulted ceilings and skylight windows with access to the five bedrooms. The principal suite is a splendid size room with exposed timber vaulted ceiling, walk-in dressing room and an en-suite bathroom. The four remaining bedrooms are served by the family bathroom. One of the bedrooms is currently utilised as a games room.

To the exterior, the house is set back from the road with an electronically gated gravel driveway providing secure parking for several vehicles. The private rear garden is mostly laid to lawn with flower beds, and mature trees and shrubs. There is a York Stone patio area and gate to front. To the front of the property is an additional garden, mostly laid to lawn, with privacy hedging and views over fields.

An additional 4.5 acres with stabling and a ménage is available at additional cost.











**- Summary -**

**- Ground Floor -**

Entrance Hall	15'7" x 12'6" (4.76 x 3.82)
Study	11'6" x 9'10" (3.51 x 3.02)
Cloakroom/WC	
Kitchen/Dining Room	24'0" x 17'3" (7.32 x 5.28)
Utility Room	9'9" x 4'5" (2.98 x 1.37)
Inner Hallway	
Dining Room	16'11" x 10'11" (5.16 x 3.33)
Sitting Room	16'9" x 14'11" (5.11 x 4.57)

**- First Floor -**

Landing	
Master Bedroom	23'5" x 12'0" (7.16 x 3.66)
En-suite	13'1" x 4'11" (4.0 x 1.50)
Bedroom Two	25'0" x 13'5" (7.63 x 4.11)
Bedroom Three	10'11" x 10'9" (3.35 x 3.28)
Bedroom Four	10'0" x 8'11" (3.05 x 2.74)
Bedroom Five	8'7" x 7'10" (2.62 x 2.41)
Family Bathroom	9'8" x 5'6" (2.97 x 1.70)

**- Exterior -**

Rear Garden
Gated Driveway
Garage
Stables
Barn
Paddocks

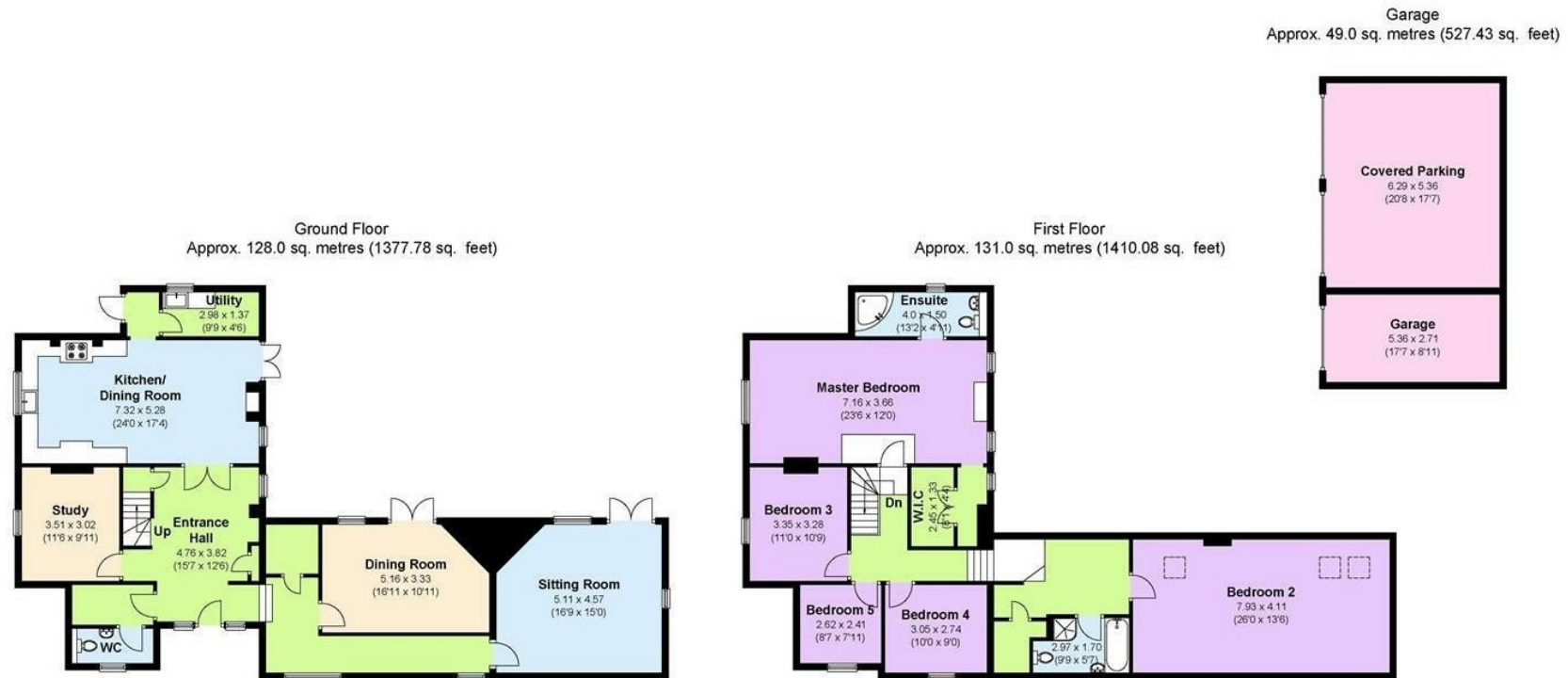












Total area: approx. 308.0 sq. metres ( 3315 sq. feet) Including Garage/Outbuilding









SIMPLY HOMES

115 Fore Street | Hertford | SG14 1AS | 01992 558 557 | [sales@simply-homes.co.uk](mailto:sales@simply-homes.co.uk) | [simply-homes.co.uk](http://simply-homes.co.uk) | Find us on

