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52 High Street, Buntingford, SG9 9AH

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Price £975,000

A rare opportunity to acquire an impressive Grade II listed home in the heart of Buntingford, offering exceptional space, character and flexibility following seven years of sympathetic renovation and refurbishment.

The principal house is complemented by two attached annexes, The Groom's House and The Oak House, currently used as Airbnb and rental accommodation, creating excellent potential for multi-generational living, additional income or working from home. With six bedrooms in total, generous reception space, a wealth of period features and a substantial rear garden, this is a highly individual property with far more to offer than first impressions suggest.

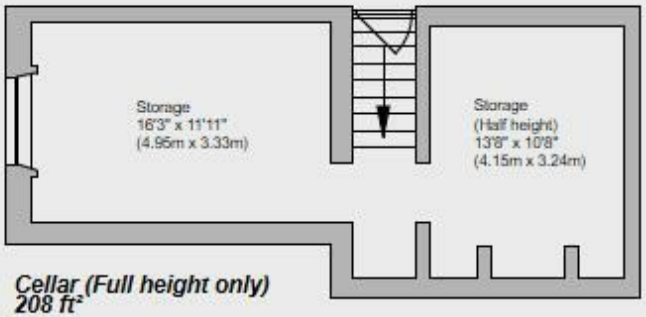
The property's flexible layout may also offer potential for acquisition by a charity or care provider for use as supported accommodation for vulnerable persons with on-site carers, subject to planning permission and all necessary statutory and regulatory consents.

- Grade II listed double-fronted residence dating from circa 1700
- Six bedrooms in total, including the bedrooms within the two attached annexes
- Wealth of period character and architectural features throughout
- Excellent work-from-home options with flexible rooms suitable for offices or studios
- Exceptional High Street location within walking distance of Buntingford's shops, cafés, schools and amenities
- Over 3,700 sq ft of substantial and versatile accommodation
- Two attached annexes currently utilised as Airbnb / rental accommodation, offering excellent income potential
- Generous proportions and a highly versatile layout, ideal for multi-generation living
- Private rear garden providing a rare sense of space in the heart of town
- Potential for use as supported accommodation for vulnerable persons with on-site carers, subject to planning permission and all necessary consents.

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Ground Floor Plan - 1958 ft²



Cellar (Full height only)
208 ft²

First Floor Plan - 1571 ft²

Main House

Entrance
Timber entrance door with glazed panels to the upper section.

Entrance Hall
26'4" x 3'6"
Stone flooring, Victorian-style radiator and fully panelled walls. Doors leading to the principal ground-floor rooms. Barrell ceiling.

Sitting Room
16'3" x 12'4"
Box bay window to the front aspect with sash windows and original shutters. Cornicing and ceiling rose. Two Victorian-style radiators. Fireplace with inset wood-burning stove.

Dining Room
10'11" x 16'4"
Sash window to front aspect. Half-height wall panelling. Original cornicing and ceiling rose. Original feature fireplace, which could potentially be recommissioned. Victorian-style radiator.

Cellar
Houses the consumer unit, electricity meter and gas meter. Light and power connected.

Cloakroom
Fitted with a low-level WC and corner wash hand basin. Tiled flooring, radiator, extractor fan and inset ceiling lighting.

Office
7'4" x 6'7"
Two windows and two Velux windows to the rear aspect. Victorian-style radiator. Over-door storage cupboard. Opens through to:

Snug
13'7" x 19'4"
A comfortable snug featuring a fireplace with inset multi-fuel wood-burning stove, complemented by half-height wall panelling and a Victorian-style radiator.

Kitchen / Breakfast Room
11'4" x 14'11"
Fitted with a range of wall and base level units with solid oak worktops and tiled splashbacks. Ceramic one-and-a-half bowl sink and drainer with brushed nickel mixer tap. Integrated double oven and five-ring electric hob with extractor hood set within an exposed brick surround. Integrated fridge/freezer and dishwasher, with space for a washing machine. Karndean tile-effect flooring, window to side aspect, inset ceiling lighting and Victorian-style radiator.

First Floor

Galleried Landing
Galleried landing with window to the rear aspect, Victorian-style radiator and storage cupboard providing access to the attic. Access to second attic. Doors leading to:

Bedroom One
12'0" x 12'8"
Sash window to the front aspect. Window seat. Original feature fireplace, Victorian-style radiator, cornicing and ceiling rose. Door leading to a walk-in wardrobe.

Walk-in Wardrobe: Sash window to the front aspect.

Bedroom Two
11'5" x 16'7"
Sash window to the front aspect with window seat and original shutters. Original Victorian cast-iron hob grate fireplace. Victorian-style radiator, ceiling rose and cornicing.

Family Bathroom
9'1" x 10'7"
Fitted with a panelled bath with Victorian-style mixer taps and power shower over, vanity wash hand basin and low-level WC. Mostly tiled walls, Karndean wood-effect flooring, Victorian-style radiator, obscure window to the side aspect, inset ceiling lighting and extractor fan. Airing cupboard housing the hot water cylinder.

Bedroom Three
14'11" x 12'3"
Window to the side aspect and radiator. Door leading to:

En Suite Shower Room
Fitted with a corner shower enclosure with power shower and tiled surround, vanity wash hand basin and low-level WC. Chrome ladder-style radiator, obscure window to the side aspect and vinyl flooring.

Bedroom Four
15'3" x 8'7"
Window to the side aspect, radiator and access to the attic.

Outside

East Facing Rear Garden
The rear garden offers a generous and attractive outdoor space, with a large brick-paved patio providing an ideal area for seating, dining and entertaining. A timber framed pergola on the patio and one timber-framed gazebo to the rear of the garden create additional entertaining areas, while the remainder of the garden is mainly laid to lawn and framed by mature shrubs and established trees. Outside power, lighting and a water tap are also provided.

The Oak House - Annex One
Currently used as an Air BnB.

Ground Floor

Entrance
Entrance door in to:

Kitchen / Breakfast Room
11'10" x 15'2"
Fitted with a range of wall and base level units with wood-effect laminate worktops and tiled splashbacks. Stainless steel sink and drainer. Space for a washing machine, fridge, freezer and cooker. Window to the side aspect. Ceramic flooring, radiator and inset ceiling lighting. Also houses the boiler.

Shower Room
Fitted with a double shower enclosure with electric shower, low-level WC and pedestal wash hand basin. Fully tiled walls with metro-style tiles, radiator, extractor fan and inset ceiling lighting.

Living Room
12'0" x 14'4"
A practical living space with windows to the side aspect, radiator and useful understairs storage cupboard. Entrance door and staircase rising to the first floor.

First Floor

Bedroom
14'4" x 12'10"
Characterful bedroom featuring exposed beams, radiator and two Velux windows to the side aspect, providing good natural light.

The Groom's House - Annex Two

Ground Floor

Entrance
Glazed entrance door into:

Vaulted Kitchen / Dining Room
13'6" x 16'7"
Vaulted ceiling with exposed beams and areas of exposed brickwork, together with a brick-built fireplace housing a wood-burning stove. Three windows to the side aspect and two electric radiators.

The kitchen area is finished with wood-effect ceramic tiled flooring and fitted with a range of wall and base level units with wood-effect laminate worktops, tiled splashbacks and a breakfast bar. Stainless steel sink and drainer. Space for a washing machine, cooker and fridge/freezer. Stairs rising to the first floor.

Bedroom
16'1" x 13'9"
Window to the side aspect. Timber entrance door, radiator and inset ceiling lighting.

En Suite Shower Room
Fitted with a large single shower enclosure with electric shower, vanity wash hand basin and low-level WC. Fully tiled walls, chrome ladder-style radiator, extractor fan and inset ceiling lighting. Finished with ceramic wood-effect tiled flooring.

First Floor

Living Room
16'7" x 13'9"
First-floor mezzanine living area overlooking the kitchen/dining space below. Vaulted ceiling with exposed timber beams, two windows to the side aspect and two radiators. Retains the original hayloft door as a character feature, with a useful office nook providing an ideal work-from-home space.

Parking
Annual Parking available in the car park just 100 yards away. (circa £450 p.a.)

Attics
Attic One: Accessed via the landing storage cupboard. Has power.
Attic Two: Accessed via the landing.
Attic Three: Accessed via bedroom four. Partially boarded. (Houses hot water cylinder)

Agents Note
Freehold
There are no TPO's in the garden. The property is in a conservation area.
Boiler for the main house and annex one is located in the Oak House annex
Water meter located in the main house serves all properties
The Oak House - annex one is on the same electricity meter as the main house and benefits from it's own wifi.
The Grooms House - annex two benefits from it's own wifi and is fully electric. Its electricity is metered separately.
“The property’s flexible layout may also offer potential for acquisition by a charity or care provider for use as supported accommodation for vulnerable persons with on-site carers, subject to planning permission and all necessary statutory and regulatory consents.”
Council Tax Bands:
Main House: Band F £3,546.96 p.a. approx. (subject to change)
Annexes: Band A £1,637.06 p.a. approx. (subject to change)

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iW Estates would be pleased to provide free, no obligation sales and marketing advice.






































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CAFES































