



[iwestates.com](http://iwestates.com)

1 Stallibrass Mews, High Street, Barkway, SG8 8EG

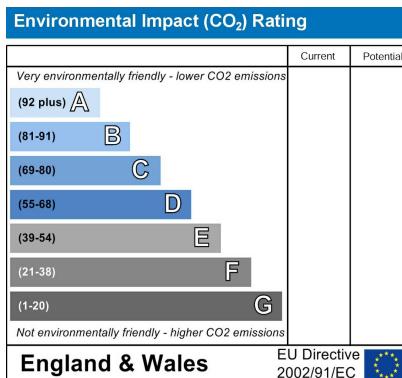
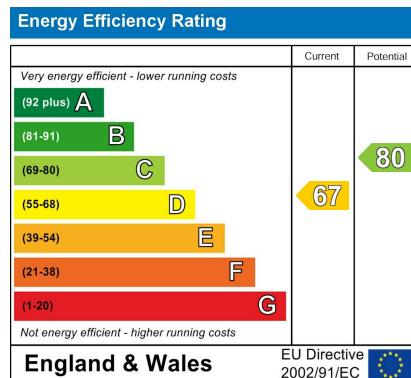
# 1 Stallibrass Mews, High Street, Barkway, SG8 8EG

Asking Price £625,000

Looking for a peaceful secluded home in the sought after village of Barkway?

Stallibrass Mews, just off the High Street, is a unique semi-detached house presenting a rare opportunity for those seeking a tranquil lifestyle. The house boasts two well-proportioned reception rooms, providing ample space for both relaxation and entertaining plus a large kitchen/breakfast room overlooking the secluded garden. Upstairs the large galleried landing overlooking the sitting room leads to three comfortable bedrooms. Bedroom two has a balcony providing countryside views. Additionally, there is a convenient wet room downstairs and a luxury bathroom upstairs. The integral garage adds practicality, providing secure storage or parking. Please call to book your viewing. What3words spaces.expired.electrode

- Secluded quiet location in sought after village
- Large galleried landing
- Good size lounge
- Large kitchen / breakfast room
- Integral garage plus parking for up to three vehicles
- Three good size bedrooms
- Ground floor wet room plus luxury first floor bathroom
- Separate dining room
- First floor balcony overlooking countryside
- Gas central heating



Buntingford Sales 42 High Street, Buntingford, Hertfordshire SG9 9AH | 01763 272 391

[buntingford@iwestates.com](mailto:buntingford@iwestates.com) | [www.hunters.com](http://www.hunters.com)

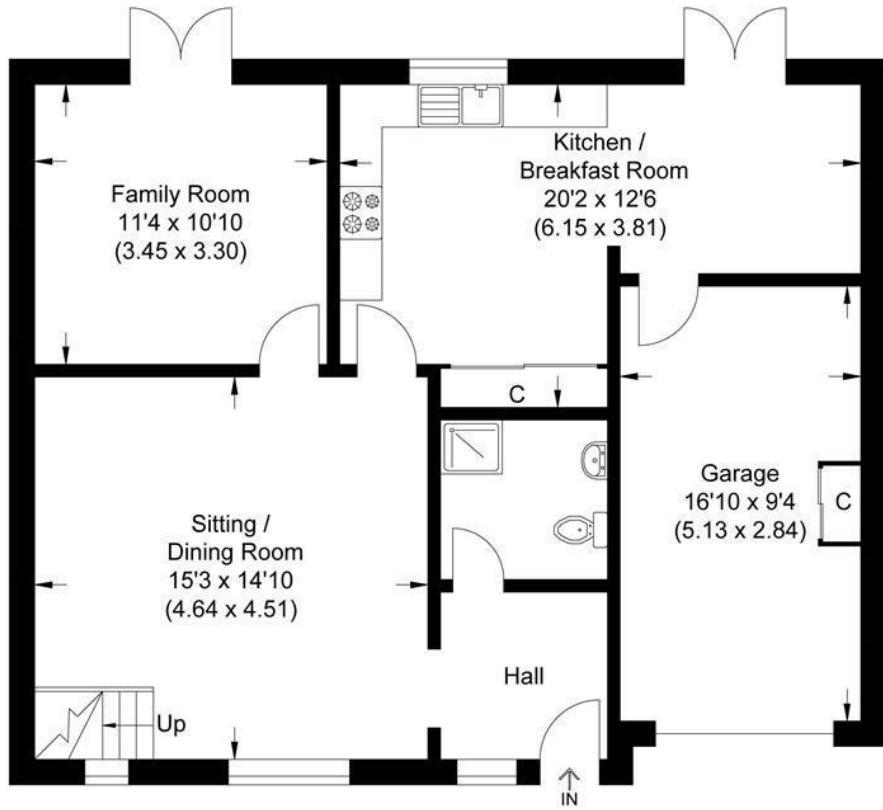


Approximate Gross Internal Area

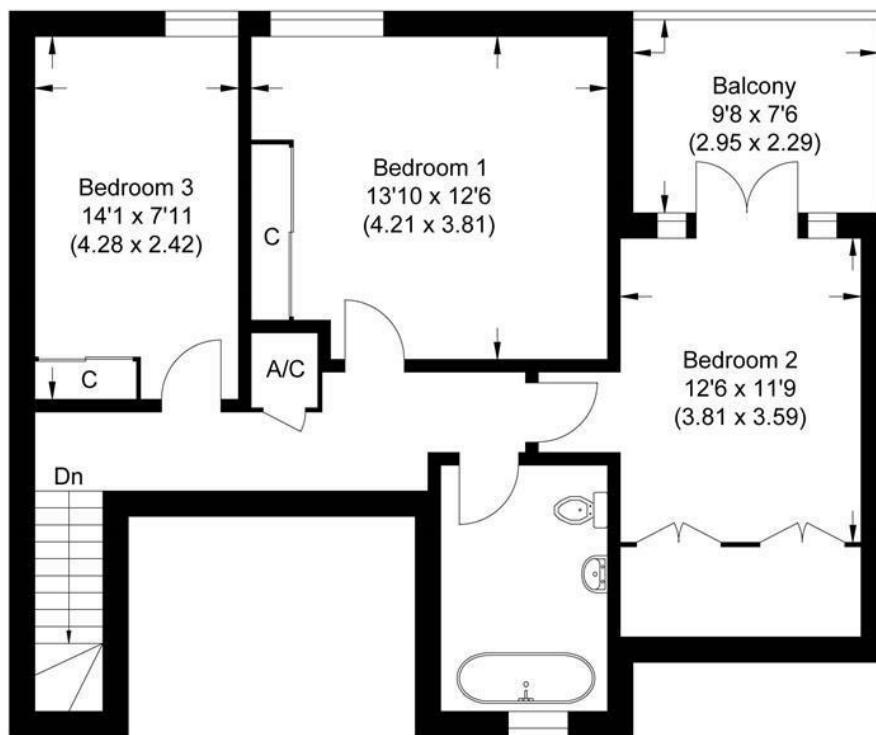
117.43 sq m / 1264.0 sq ft

(Excludes Garage)

Garage Area 14.57 sq m / 156.83 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**Entrance**

Plants borders with mature shrubs. Security lamp. UPVC partially glazed front door to:

**Entrance Hall**

Tiled floor. Radiator. Window to front aspect. Doors to:

**Wet Room**

Wet room comprising of shower with folding glazed screen. Low level flush w/c. Vanity wash hand basin. Mirrored medicine cabinet. Chrome ladder style radiator. Inset ceiling lights. Extractor fan. Tiled.

**Sitting/Dining Room**

Double partially glazed doors to lounge. Window to front aspect plus porthole window to stairs. Radiator. Stairs to first floor.

**Family Room**

Radiator. French doors to garden.

**Kitchen / Breakfast Room**

Fitted with a range of wall and base Shaker style units with complementary countertops over. Ceramic one and a half bowl sink and drainer with mixer tap. Space for electric oven. Fitted extractor hood. Space for fridge and a freezer. Breakfast bar provides additional seating area with space also for breakfast table. Radiator. Tiled floor. Window to rear aspect. French doors to garden. Door to integral garage.

**First Floor****Galleried Landing**

An impressive galleried landing over looking the lounge. Large shelved airing cupboard with heat bar. Access to partially boarded loft with ladder and light. Doors to:

**Bedroom One**

Fitted wardrobes. Radiator. Window to rear aspect.

**Bedroom Two**

Built in storage. Radiator. French doors open out to a decked balcony providing views of the garden and countryside.

**Bedroom Three**

Fitted wardrobes. Window to rear aspect. Radiator.

**Bathroom**

Luxury bathroom comprising of a D-shape large bath with shower attachments, wash hand basin set within a vanity unit and low level flush w/c. Mirrored medicine cabinet. White ladder style radiator, Velux window to front aspect. Tiled.

**Garage**

Electric roller door. Plumbing for washing machine. Built in storage. Houses boiler, hot water cylinder and consumer board.

**Parking**

Parking for at least 3 vehicles.

**Outside****Front**

Shared driveway leading to property.

**Rear Garden**

Mostly laid to lawn. Mature shrubs. Outside power socket. Outside tap. Security lamps.

**Agents Note**

Gas central heating.

Access right over shared driveway.

2016 boiler serviced annually.

Alarmed. Camera to rear of property and camera door - bell.

What3words //spaces.expired.electrode

