



Dovecote Barn,
Halls Green, Hertfordshire SG4 7DZ



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£795,000

A stunning period barn conversion enjoying a tremendous rural location with landscaped grounds in excess of half an acre with far reaching countryside views

A fine example of a well appointed thoughtfully converted Grade II Listed barn enjoying a substantial landscaped garden in excess of half an acre with far reaching panoramic views over the surrounding countryside. Forming part of Howells Farm, within the exclusive courtyard setting of five similar properties, Dovecote Barn enjoys the added benefit of off-road parking for several vehicles and a triple garage/car port. The barn retains a number of fine period features including a tremendous sitting room with views to the vaulted beamed ceiling and galleried mezzanine landing above, wide flag stone slate flooring with exposed brickwork and an abundance of exposed timbers and green oak framework.

In addition there is a generous dining room, separate family room, spacious kitchen/breakfast room with a useful utility room and a downstairs cloakroom. An attractive bespoke split level staircase rises to a wide mezzanine galleried landing affording wonderful views of the gardens and surrounding countryside, opening to four bedrooms, the master bedroom benefiting from an en-suite and a family bathroom with a roll top bath.

Dovecote Barn enjoys the benefit of a fantastic plot in excess of half an acre laid predominantly to lawn with a number of areas of interest including a grapevine covered pergola, ornamental pond, well stocked deep herbaceous borders and a useful detached summerhouse/home office with useful log store, raised beds, greenhouse and enclosed chicken run. The garden affords panoramic views of the surrounding countryside. The grounds extend to the front of the barn with a deep wide block paved driveway providing ample off-road parking for several vehicles leading to a triple garage/car port. Viewing highly recommended.

THE ACCOMMODATION COMPRISES

Sealed unit double glazed front door with full height sealed unit double glazed panels to both the front and side elevations opening to:

RECEPTION HALLWAY

2.95m x 1.70m (9'8" x 5'7")

Wide slate flagstone flooring with double panelled radiator, exposed floor to ceiling timbers creating a natural division between the reception hall and the kitchen/breakfast room with glazed door to:

LIVING ROOM

8.59m x 5.00m (28'2" x 16'5")

Part divided by magnificent original open beamed framework with exposed brickwork creating both a seating and study area, continuation of wide slate flagstone flooring, part vaulted ceiling with views to galleried mezzanine above, exposed green oak framework and a feature

brick built inglenook style fireplace with lime mortar with a cast iron wood burning stove. TV aerial and phone points, wall light points, dual aspect provided by three sealed unit double glazed windows to the front elevation with three further sealed unit double glazed windows to the side, two double panelled radiators, glazed double doors opening through to the dining room. A most attractive split level staircase rising to the first floor galleried mezzanine landing above, useful understairs storage cupboard, inner hallway with wide slate flag stone flooring with door to the kitchen and family room.

DINING ROOM

6.17m x 3.33m (20'3" x 10'11")

A most comfortable room, ideal for entertaining, featuring wide oak floorboards, further exposed wall timbers and green oak framework, wall light points, dual aspect provided by three sealed unit double glazed windows to the front elevation and four sealed unit double glazed windows to the rear.

FAMILY ROOM/STUDY

4.95m x 3.58m (16'3" x 11'9")

A flexible third reception room with two sealed unit double glazed doors with full height double glazed windows inbetween affording wonderful views of the rear garden. Wide oak floorboards, TV and phone points, further exposed timbers and green oak framework and fitted bookshelves.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a two-piece suite comprising a traditional high level wc and a vanity hand wash basin set to a wooden vanity unit with tiled surrounds to both timbers and green oak frame and wide slate flagstone flooring, single panelled radiator, door to the side.

KITCHEN/BREAKFAST ROOM

5.79m x 4.57m (19'0" x 15'0")

Fitted with a comprehensive range of hand painted wooden base and high level units complemented by a combination of solid butchers block style work surfaces and granite counter tops featuring a tremendous wide kitchen island with wide granite top and inset butler sink with counter mounted mixer tap, space and plumbing for kitchen appliances, built-in stainless steel twin Neff ovens with electric hob with extractor fan above, cream tiled splashbacks, continuation of wide slate flagstone flooring, exposed timbers and green oak framework, ample space for breakfast table, double panelled radiator, three Velux style windows to the side elevation with further sealed unit double glazed window to the side. Door to:

UTILITY ROOM

4.55m x 1.88m (14'11" x 6'2")

Continuation of the wide slate flagstone floor, built in drawers to wooden counter top, double

panelled radiator, Velux window to the side elevation and further sealed unit double glazed window to the side, steps down to a personal door leading to the garage, cupboard housing floor standing oil-fired boiler, useful walk-in shelved storage cupboard and a drying cupboard with shelving and hanging space and fitted slimline electric heater.

FIRST FLOOR GALLERIED MEZZANINE LANDING

Stylish bespoke split level staircase rising to a wide mezzanine galleried landing with views to a heavily timbered vaulted ceiling above with a sealed unit double glazed Velux window to the rear elevation affording tremendous views of the garden and surrounding countryside. Doors to:

BEDROOM ONE

5.36m x 3.78m (17'7" x 12'5")

Measurements include wardrobes and staircase. A fine feature of the property is the generous master bedroom with a fine beamed vaulted ceiling with an attractive staircase leading down to the bedroom area with skirting radiator, two sealed unit double glazed Velux windows with fitted blinds to the rear elevation with views over the garden, range of bespoke built-in cupboards and wardrobes, further window to the front elevation and radiator, bi-folding doors to:

EN-SUITE SHOWER ROOM

Fitted with a white three-piece suite comprising a walk-in corner shower cubicle with fitted shower, low level wc and a pedestal hand wash basin, downlighters, shaver point, tiled walls, window to the front elevation.

BEDROOM TWO

3.40m x 2.90m (11'2" x 9'6")

A further double bedroom with a beamed ceiling with exposed wall timbers, Velux sealed unit double glazed window with fitted blind to the rear elevation. Measurements exclude a built-in wardrobe/cupboard and access to the remaining loft space.

BEDROOM THREE

3.05m x 2.69m (10'0" x 8'10")

A comfortable twin room with wooden flooring, shelved storage recess to either side of the door and sealed unit double glazed window to the front elevation.

BEDROOM FOUR/STUDY

2.64m x 2.54m (8'8" x 8'4")

With further exposed timbers, measurements exclude a built-in cupboard, double panelled radiator and window to the front elevation.

BATHROOM

Fitted with a three-piece suite and featuring a freestanding high back roll top bath with claw feet with chrome mixer tap, low level wc and a pedestal hand wash basin, tiled surrounds, shaver point, extractor fan and a sealed unit double glazed Velux window with fitted blinds to the rear elevation.

OUTSIDE FRONT

The property is situated in the corner of a courtyard of similar converted barns forming part of Howells Farm, set behind an established front garden laid predominantly to lawn with shrub borders, a deep block paved driveway providing off-road parking for several vehicles with block paved pathway extending to the front door and garaging.

GARAGING AND CAR PORT

The property enjoys the benefit of a triple garage/car port, with personal door to rear and power and light. One garage and the car port can be converted to a double garage and enclosed by way of an adjustable internal partition wall.

REAR GARDEN

The barn enjoys an established landscaped gardens in excess of half an acre, laid predominantly to lawn with deep curved well stocked flower, shrub and herbaceous borders, decorative pond, a wide paved terrace with covered wooden pergola with mature grapevine, the garden continues past a number of specimen trees to a further level lawn and useful log store, greenhouse, raised beds and enclosed chicken run. In addition there is a useful wooden summerhouse/home office. Part enclosed by post and rail fencing affording wonderful views of the surrounding countryside. Gated access at side of barn with pathway extending to personal door to one of the garages. Further gated access at the rear.

WOODEN SUMMERHOUSE/HOME OFFICE

The wooden summerhouse has been converted into a home office/workshop with power and light and fitted air-conditioning/heating creating an ideal home office environment, wooden log stores to the side.

AGENTS NOTE

The property has mains water with drainage provided by a shared septic tank.

DIRECTIONS

Howells Farm is situated between Hall Green and Walkern. It is best approached from Weston, proceed to the Hamlet of Halls Green, past the Rising Sun Public House on the left, after approximately ½ a mile at the sharp left hand bend, take the drive on the right towards the distant farm buildings. The entrance to the barns can be found on the left hand side.







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