



Old Swan Cottage, Hare Street, Buntingford

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BNP PARIBAS GROUP

Old Swan Cottage

Hare Street

Buntingford

Hertfordshire

SG9 0DZ

A historic Grade II listed property offering versatile accommodation and land in a desirable Hertfordshire setting

Buntingford 1.9 miles, Royston Station 8.8 miles (London Kings Cross 38 mins), Saffron Walden 12.8 miles, M11 (J8) 13.1 miles, London Stansted Airport 15.8 miles, Cambridge 19.7 miles

Entrance hall | Sitting room | Drawing room
Family room | Kitchen | 2 Cloakrooms | Lower ground floor | Sauna | 2 Shower rooms | 4 Bedrooms | Barns | Garden | Approx 2 acres
2 Additional self-contained cottages/guest houses | EPC G

The property

Old Swan Cottage is a characterful residence in the heart of Hare Street dating back to 1475. The property offers a wealth of charm, with thick and painted timber beams and feature fireplaces. Set and surrounded by mature land with outbuildings, the former tea shop provides adaptable accommodation currently arranged as a main property complete with a pair of self-contained cottages.

The main home is centred around three handsome reception rooms, with two generously sized bay-windowed rooms with heavy beam work, both home to brick-built fireplaces. Stairways rise to the first-floor level and to the lower ground space, which opens to a sauna and shower room flowing out onto the grounds. Completing the ground floor is a 27 ft. in-keeping kitchen with various units, sinks and appliances and a door directly to the garden, along with a shower room and a separate cloakroom. Four well-proportioned bedrooms

with traditional features and elevated aspects occupy the first floor, along with a cloakroom.

The additional cottages comprise a range of well-equipped living spaces, kitchens, modern shower rooms and bedrooms, with spiral staircases and a multitude of possible rental options to consider.

Outside

The property is set in a generous private plot totalling approx 2 acres, with ample space for parking several vehicles. The large barns offer excellent additional potential for conversion, alongside the established private grounds further, featuring a plethora of tall and specimen trees, orchards, fully stocked lawned garden, a vegetable plot, a duck pond and a stone-laid sun terrace/courtyard area ideal for dining al fresco in the warmer months.

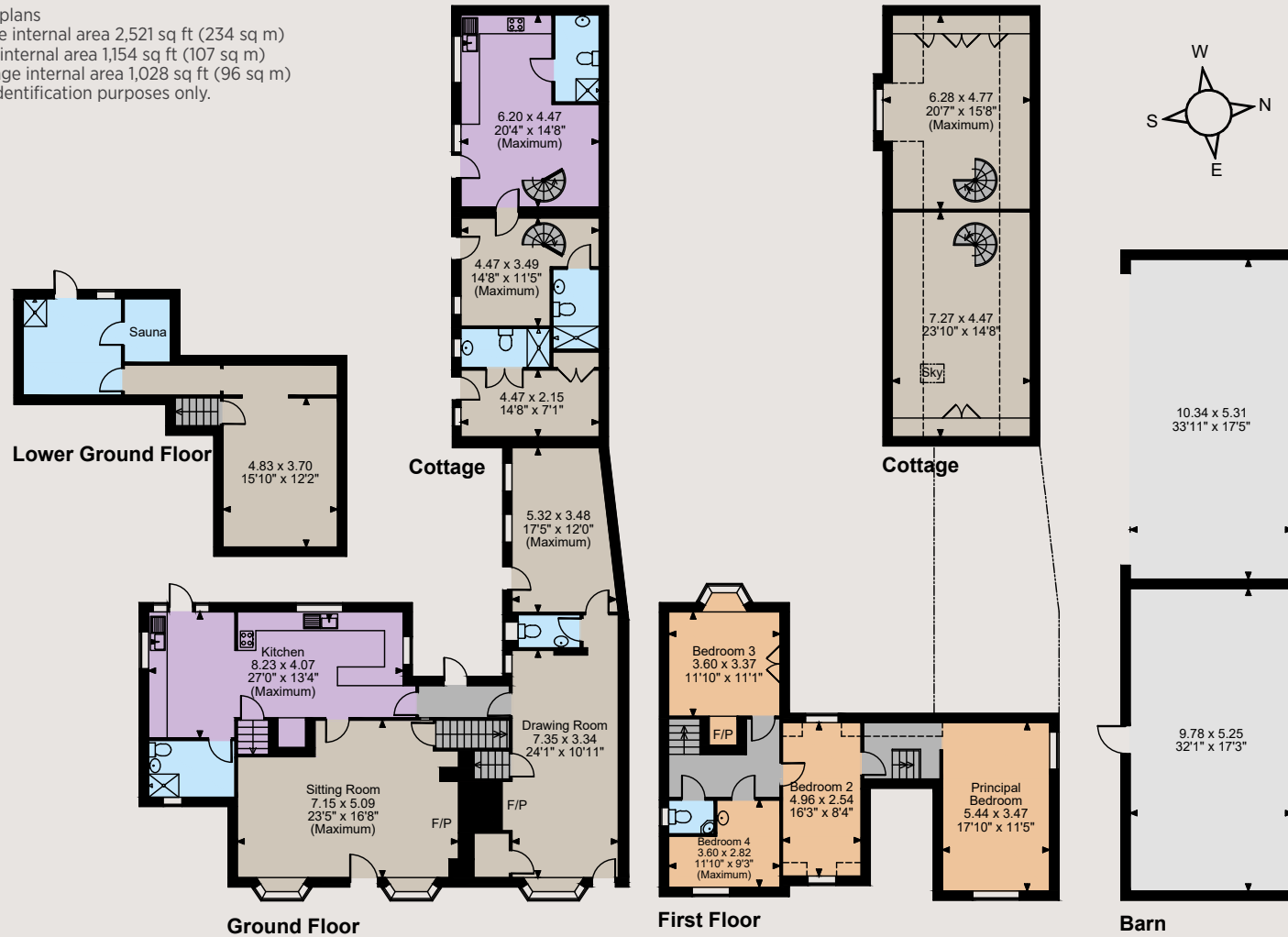
Location

The charming rural location of Hare Street in scenic surrounding countryside is under 2 miles from the market town of Buntingford, which offers a wide range of amenities, including supermarkets, a local market, public houses, restaurants, independent shops, a library and a medical centre. For more extensive recreational, educational and cultural facilities, the Saffron Walden, Stevenage and Cambridge are all within easy reach. The M11 and A1 (M) provide convenient road links to the motor-way network London Stansted Airport and further afield, whilst the mainline station at Royston offers fast services to London Kings Cross and St Pancras in just over half an hour. There are also mainline stations at Ashwell and Morden. Independent schools in the area include St. Edmund's College, Bishop's Stortford College, Heath Mount, St. Christopher, St. Francis' College, and Howe Green House.





Floorplans
 House internal area 2,521 sq ft (234 sq m)
 Barn internal area 1,154 sq ft (107 sq m)
 Cottage internal area 1,028 sq ft (96 sq m)
 For identification purposes only.



Directions

From Buntingford head east on Hare Street Road (B1038) for 1.8 miles before turning right onto Mead Villa (B1368), the property will be found on the right.

General

Local Authority: East Hertfordshire
Services: Mains electricity, water and drainage. Oil central heating.
Council Tax: E
Tenure: Freehold
Guide Price: £1,500,000

Cambridge

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