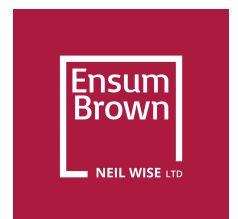




Tannis Court Farm, Aspenden, Aspenden

Buntingford

Guide Price £1,000,000





Tannis Court Farm, Aspenden

Aspenden, Buntingford

Ensum Brown is delighted to offer for sale the rare opportunity to purchase a lot of 2.25 acres, with a detached cottage in need of updating, outbuildings and land in Aspenden. This lot enjoys countryside views, equestrian facilities and the option to purchase further land/buildings if desired.

- Unique & Rarely Available Offering Of A Small Holding
- Private Land Of Approximately 2.25 Acres
- 5 Bedroom Detached Cottage
- 5 Reception Rooms
- Range Of Outbuildings & Equestrian Facilities
- Rural Setting Accessed From 1.5 Mile Track
- Stunning Countryside Views
- Opportunity To Add Value By Updating
- Also Available As A Larger Offering If Desired, With Additional 4 Bed Detached Cottage
- Sold With No Upward Chain

Tannis Court Farm, Aspenden

Aspenden, Buntingford

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Council Tax band: G

Tenure: Freehold

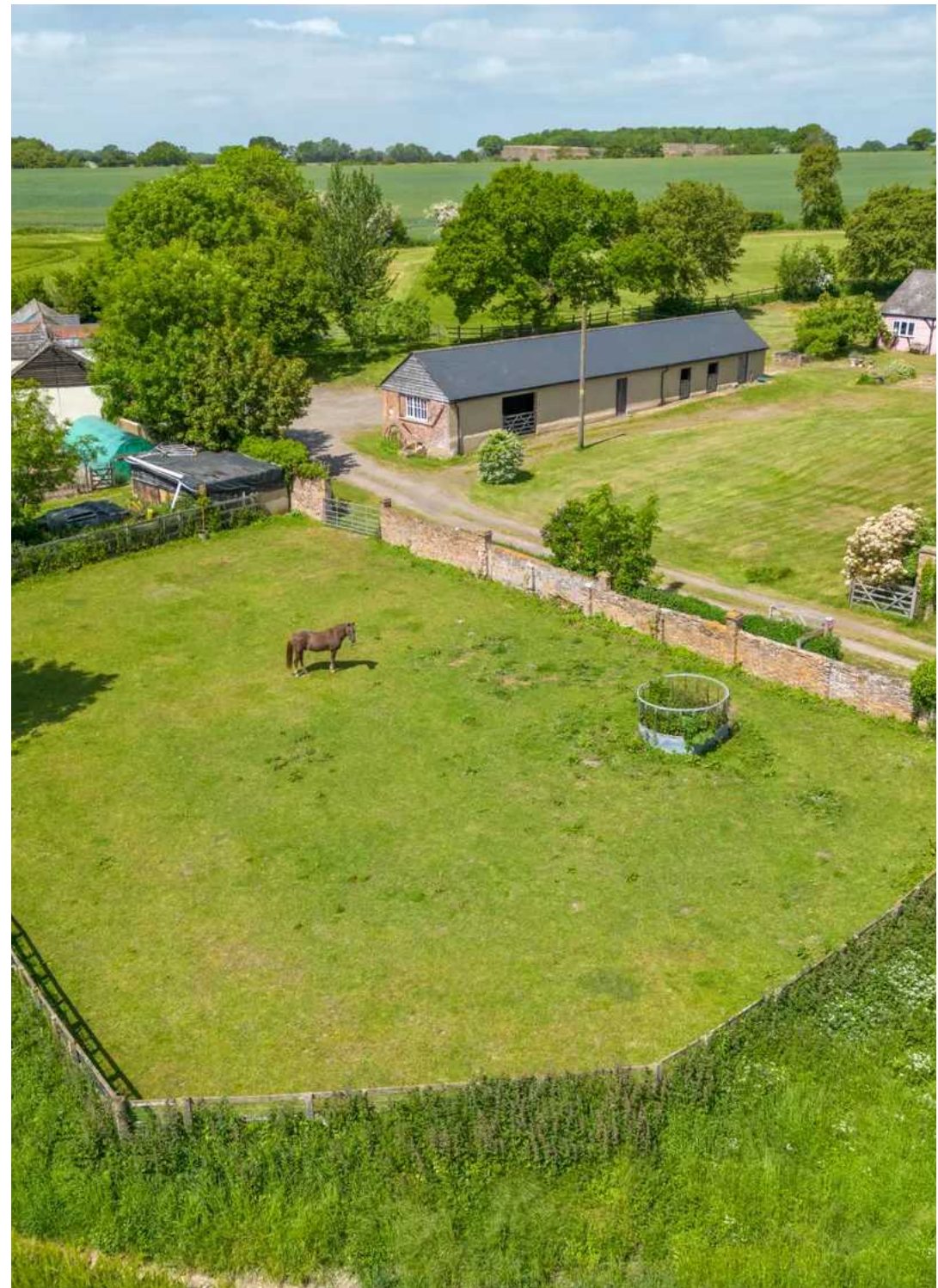
Property Insight

Ensum Brown is delighted to offer for sale this unique opportunity to purchase a detached cottage with an array of outbuildings and land in the highly sought-after village of Aspenden. This rural offering is approx. 2.25 acres, accessed via a 1.5-mile track and benefiting from stunning countryside views, equestrian facilities including stables, a barn and menage, and an excellent opportunity to add further value by updating the house throughout. There is also the opportunity to purchase further land/buildings, if desired.

With a total offering of 2.25 acres, this is an incredibly unique opportunity to purchase a large detached cottage with outbuildings and land. This rurally located property is accessed via a 1.5-mile track, enjoying stunning countryside views to multiple aspects and beautiful paddocks and fields.

The property itself enjoys a lovely frontage, surrounded by well-tended and stocked gardens, mature trees and shrubs, access to a large detached garage, and ample parking for a multitude of vehicles. The cottage would benefit from updating throughout, and for those with horses, there is a range of excellent equestrian facilities, including stables, a barn, menage, and paddocks.

The cottage boasts over 2780sq ft of versatile living space, and once inside, the large entrance hallway provides space for furniture, stairs to the first floor, and doors through to the entire downstairs living space. There is a large kitchen with an adjoining breakfast room, offering an excellent opportunity to renovate and add value, as well as access to a cloakroom WC and utility space. The rest of the ground floor comprises a dining room, sitting room, snug and reception room, each providing scope for future owners to put their own stamp on things, as well as ample space for a variety of furniture. Bedrooms 3 and 4 can also be found on the ground floor, along with the family bathroom, currently comprising





Tannis Court Farm, Aspenden

Aspenden, Buntingford

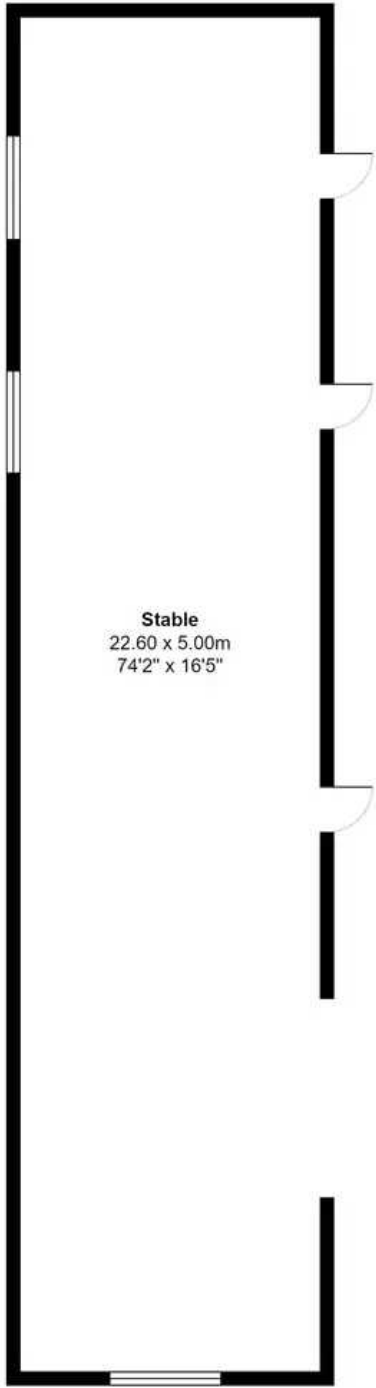
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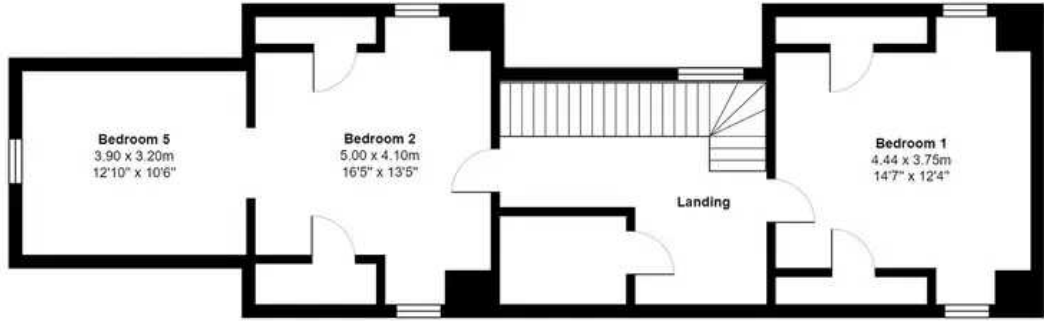
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Stable
22.60 x 5.00m
74'2" x 16'5"

Cottage 2 First Floor



Bedroom 5
3.90 x 3.20m
12'10" x 10'6"

Bedroom 2
5.00 x 4.10m
16'5" x 13'5"

Bedroom 1
4.44 x 3.75m
14'7" x 12'4"

Landing

Cottage 2 Ground Floor



Reception
3.70 x 2.80m
12'2" x 9'2"

Snug
4.20 x 4.10m
13'9" x 13'5"

Dining Room
4.40 x 3.15m
14'5" x 10'4"

Bedroom 3
4.50 x 3.90m
14'9" x 12'9"

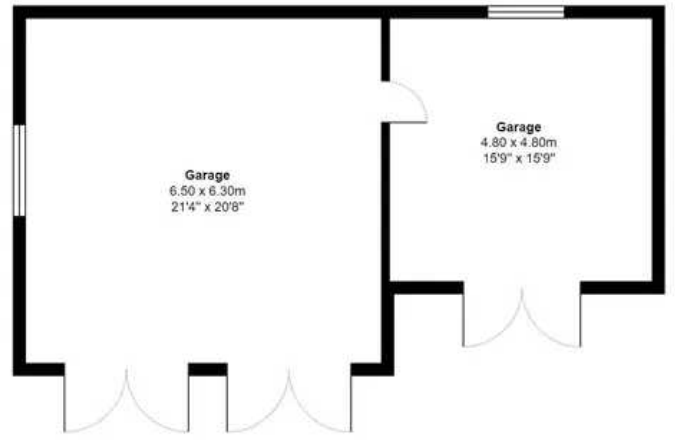
Sitting Room
7.10 x 4.30m
23'4" x 14'1"

Bedroom 4
4.10 x 3.70m
13'5" x 12'2"

Kitchen
4.30 x 4.00m
14'1" x 13'2"

Breakfast Room
4.40 x 3.30m
14'5" x 10'10"

Total approx area: (2780 sq.ft (258 sq.m))
Outbuildings 2030 sq.ft (189 sq.m)



Garage
6.50 x 6.30m
21'4" x 20'8"

Garage
4.80 x 4.80m
15'9" x 15'9"



Ensum Brown

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