



Burge End Farmhouse, Burge End Lane,
Pirton, Hertfordshire SG5 3QN



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Guide price £1,395,000

An outstanding and extensively refurbished 15th century Grade II listed period farmhouse with equestrian facilities, situated on the outskirts of this desirable village.

Pirton is a desirable village surrounded by open countryside, there is a post office/general store, two public houses, a junior/infants school and a local bus service. Nearby Hitchin, some four miles away, provides more comprehensive shopping and recreational facilities together with excellent schooling and a mainline station serving London.

The house is situated down a quiet no through lane, within the Conservation Area in a area of outstanding natural beauty. Thought to originally date from the mid fifteenth century and subsequently extended, Burge End Farmhouse has been the subject of a comprehensive refurbishment programme in recent years. The refurbishment works include re-roofing, re-wiring, re-plumbing, extensive timber and render repairs together with a sympathetic extension. With much of the timber frame exposed, the property now seamlessly blends a number of period features with more contemporary detail creating a stylish and elegant home of considerable charm - perfect for the growing family.

The house stands in just over half an acre of secluded garden with an adjacent outbuilding suitable for conversion to an annexe, subject to obtaining all the necessary consents. The vendor owns approximately 4 acres of paddock together with stabling and a quality menage. An additional 2 acres may be available for rent.

GROUND FLOOR

Timber front door to:

LOBBY

Exposed brickwork and timbers. Heated limestone floor. Open plan to:

SITTING ROOM

5.38m X 4.14m (17'8 X 13'7)

Windows to front and rear. Large inglenook fireplace with brick hearth, open grate and copper canopy. Oak Bessemer. Heated limestone floor.

FAMILY ROOM

5.31m X 3.71m (17'5 X 12'2)

Windows to front, side and rear. Radiator. Chimney breast with cast iron stove and timber Bessemer. Fitted book shelves and cupboards to either side.

INNER HALL

Entry door. Windows to rear and side. Heated limestone floor. Listed Tudor staircase to first floor with cupboard under. Heated limestone flooring.

DINING ROOM

7.24m X 3.96m (23'9 X 13')

Window to front and rear. Large inglenook fireplace with brick hearth, open grate and copper canopy. Oak Bessemer. Heated limestone floor. Open plan to:

KITCHEN/BREAKFAST ROOM

4.98m X 4.22m (16'4 X 13'10)

Window side. Stable door to rear. Fitted with a comprehensive range of wall and base units with oak work surfaces. Butler sink with mixer tap. Central island unit with cupboards and drawers. Breakfast bar. Space for American style fridge/freezer. Electric Aga. Integrated dishwasher. Radiator. Limestone floor. Recessed downlights. Door to

UTILITY ROOM

Window to side. Plumbed for washing machine. Space for tumble dryer. Beech work surface with inset sink. Limestone floor. Door to:

CLOAKROOM

Window to rear. High level WC and pedestal wash hand basin. Radiator. Limestone floor. Recessed downlights.

FIRST FLOOR

LANDING

Oak staircase to second floor. Radiator. Two storage cupboards. High level eaves cupboards. Two wall light points.

BEDROOM ONE

4.11m x 3.91m (13'6 x 12'10)

Window to front. Radiator. High ceiling. Recessed downlights. Brick fireplace. Exposed timber floor boards. Door to:

EN-SUITE SHOWER ROOM

Window to front. Suite comprising low level WC, wall mounted wash hand basin and corner shower cubicle. Tiled walls. Heated towel rail. Tiled floor. Recessed downlights.

BEDROOM TWO

3.91m x 3.10m (12'10 x 10'2)

Window to front. Radiator. Open plan to:

DRESSING AREA

2.79m x 1.78m (9'2 x 5'10)

Velux window to rear. Two fitted wardrobes. Recessed downlights. Door to:

EN-SUITE SHOWER ROOM

Window to side. Velux window to rear. Suite comprising low level WC. Vanity unit with wash hand basin and cupboards below. Shower cubicle. Tiled floor. Heated towel rail. Recessed downlights.

BEDROOM THREE

5.28m x 3.73m (17'4 x 12'3)

Window to front and rear. Two radiators. Chimney breast with feature cast iron fireplace.

FAMILY BATHROOM

Window to side. Suite comprising low level WC, pedestal wash hand basin and bath with shower over. Tiled splash areas. Heated towel rail. Original Tudor window exposed during refurbishment works. Recessed downlights.

SECOND FLOOR

BEDROOM FOUR

3.89m x 2.18m (12'9 x 7'2)

Plus eaves areas. Accessed via a low door. Window to side. Radiator.

OUTSIDE

OUTBUILDING

OFFICE

3.78m x 1.93m (12'5 x 6'4)

Glazed entry door. Electric heater. Fitted shelving.

WET ROOM

Pedestal wash hand basin, low level WC and shower area with electric shower unit. Recessed downlights.

STUDIO

4.37m x 3.15m (14'4 x 10'4)

An L-shaped room. Windows to side and rear. Electric heater. Tiled floor. Laminate work surface with inset stainless steel sink and cupboards below. Fitted oven.

GARDEN & GROUNDS

The house is approached by a gravel drive providing parking for several vehicles. The mature gardens are laid primarily to lawn with a wide variety of established fruit trees and shrubs providing a high degree of privacy. A paved patio adjoins the house.

EQUESTRIAN FACILITIES

At the top of Burge End Lane the property includes a further 4 acres of land with an additional 2 acres available to rent. The land is used for grazing and is mostly post and rail/wire fenced.

STABLES & MENAGE

12.19m x 6.10m (40' x 20')

There is a range of quality stables together with a maring box, hay barn and tack room. In addition there is a 12.19m x 6.10m (40' x 20') Martin Collins Menage and a large gravel parking area.

FLOOR PLAN

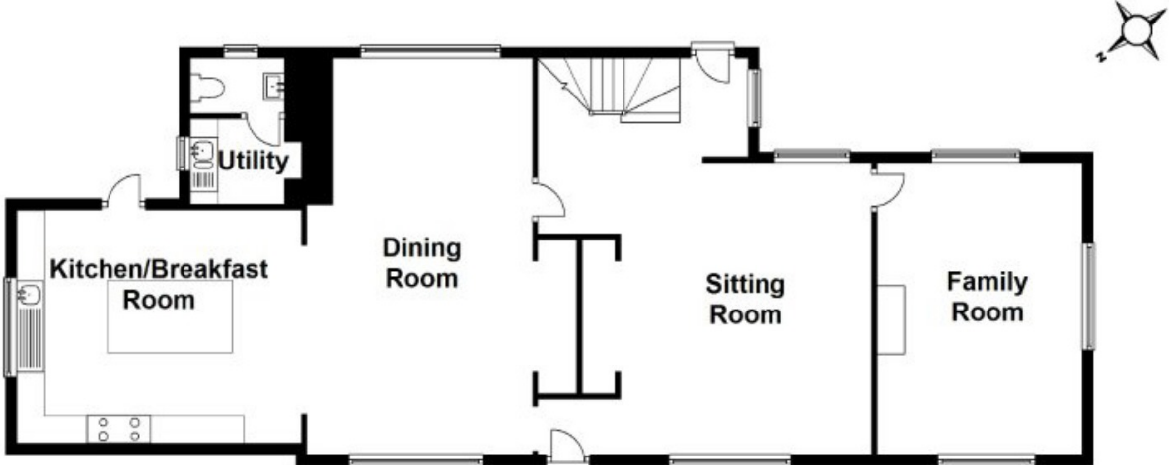
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VIEWING INFORMATION

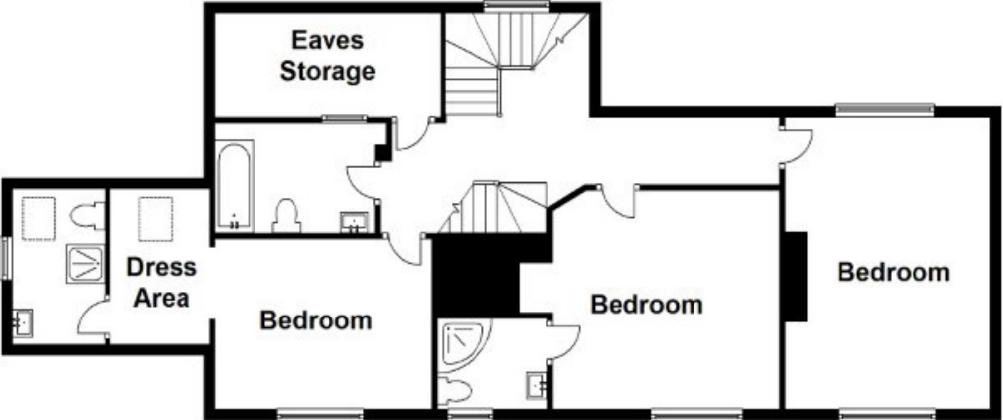
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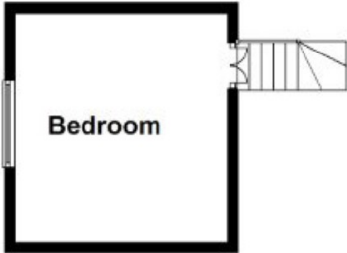
Ground Floor



First Floor



Second Floor



Awaiting
EPC





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