



River Quin Barn
Gravelly Lane | Braughing | SG11 2RD

FINE & COUNTRY

Seller Insight

“River Quin Barn is a beautiful family home that enjoys a serene riverside setting within the historic village of Braughing. The property originally dates back to the late 1800s, but just twenty years ago it was sympathetically converted into what is now a large and very characterful home. “We had looked at a number of barn conversions before we happened upon this property, but none of them quite fitted the bill,” says Mark. “They were either too modern or the layouts were centred around one huge room, which we felt wasn’t a practical use of space in a family home. River Quin barn, however, was in the very early stages of development and although there were already plans drawn up, we were able to tweak the design and therefore create our ideal home, and it really is everything we could have wished for.”

“We wanted to maintain the character of the barn, but at the same time create house with a comfortable feel, a layout that was conducive to both family life and entertaining and we also wanted it to contain all of the modern comforts that you might expect to find in a more contemporary property. Throughout the house we have all of the beautiful timbers on show and the theme of wood carries through to the flooring, the doors and the window frames. We’ve also made a feature of the brickwork and I designed a beautiful fireplace that creates a wonderfully cosy atmosphere, but alongside these more traditional features we’ve also installed a modern kitchen and bathrooms and the house has been brought up to modern standards in terms of the electrics, plumbing and heating system. I’d say that we’ve struck the perfect balance between old and new.”

“When the barn was being converted we were keen for it to be designed in a way that makes the absolute most of this glorious setting,” continues Mark, “so we’ve added lots of lovely big windows and each of the principle reception rooms and the master bedroom suite have French windows that open straight out onto the garden, which is another gorgeous feature of the property. Rather than being overly manicured, it’s a very natural space and looks more like a meadow than a formal garden, and in one direction it leads down to the river’s edge and in another we have a beautiful wooded area. It’s all very picturesque and wonderfully peaceful, and it’s an absolute haven for wildlife.”

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

River Quin Barn

The front door opens into a bright and inviting hallway with exposed brickwork and timbers that are a common theme throughout the extensive accommodation of River Quin Barn. Off the hallway is a cloakroom and a shower room and glazed doors open into the very impressive dining hall with vaulted ceiling, exposed timbers, brickwork and glazed doors that open onto the gardens. The living room is another large and lovely room that has two distinct areas divided by open studwork with a substantial red brick fireplace and wood burning stove. Again there is a vaulted ceiling and exposed timbers and doors opening out onto the gardens. The kitchen/breakfast room is another good size room and well fitted with an extensive range of units and again a vaulted ceiling.

The master bedroom suite is at the far end of the property with a large double bedroom, a dressing room and an en suite. At the other end of the barn off the hallway is a further hallway off which on the ground floor are two further double bedrooms, a shower room and a utility room. On the first floor a landing leads to two further bedrooms and a bathroom with a staircase leading up to a mezzanine floor that sits above the landing and is a lovely view point overlooking the gardens and village beyond.





“ It features all of the lovely exposed timbers and I designed a beautiful fireplace, which not only provides a lovely focal point, but when the wood burner is roaring away it also creates a wonderfully cosy atmosphere.”





Step outside

River Quin Barn

The property is approached off the lane through a five bar gate and the gravel driveway leads up to the barn and the garaging. The gardens are laid to lawn and the plot extends to approximately one acre and is bordered on one side by the River Quin. The river meanders along, below the level of the gardens, and the owner has often enjoyed a swim along the river. Throughout the gardens are mature trees and shrubs and there is a large patio adjoining the house.

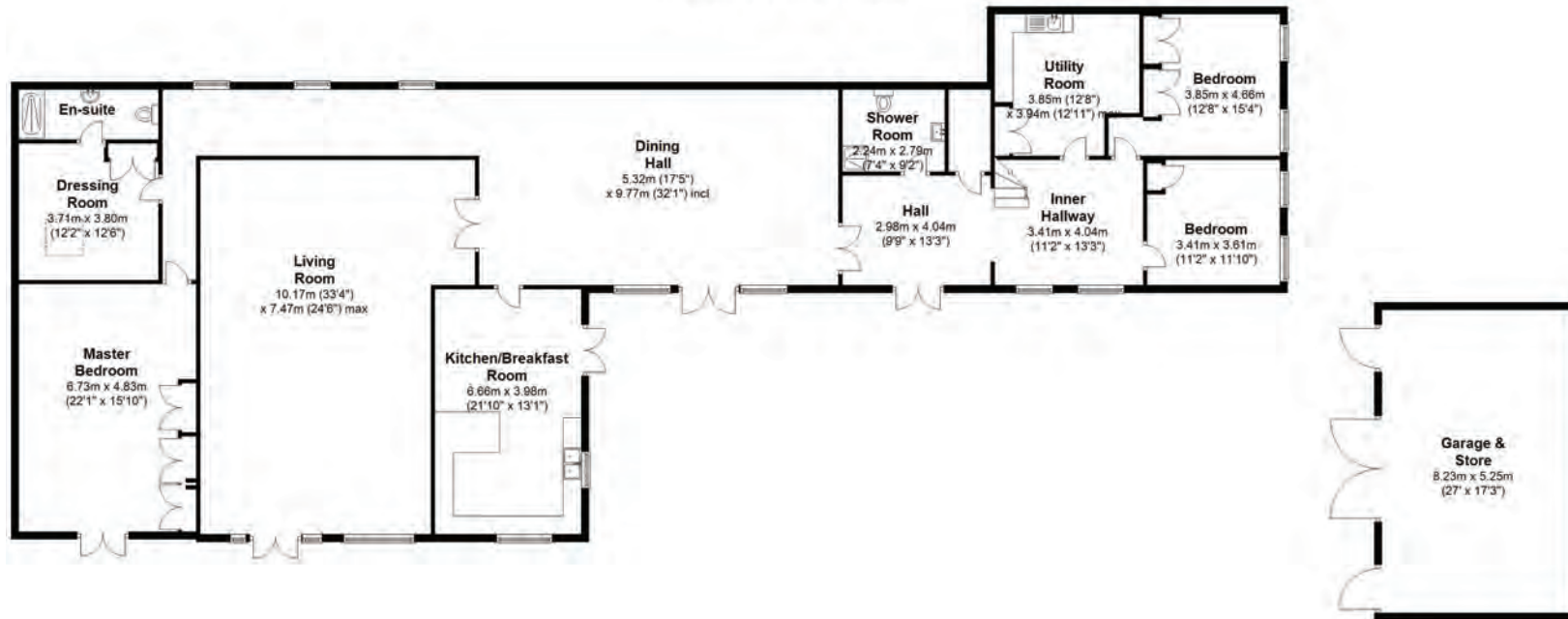
The garage is a substantial building with light and power and the owner tells us that there is plumbing connected for those that may wish to create a studio/annexe.



“ We wanted to maintain the character of the barn, but at the same time create house with a comfortable feel, a layout that was conducive to both family life and entertaining and we also wanted it to contain all of the modern comforts that you might expect to find in a more contemporary property. Throughout the house we have all of the beautiful timbers on show and the theme of wood carries through to the flooring, the doors and the window frames.

Ground Floor

Approx. 344.3 sq. metres (3705.7 sq. feet)



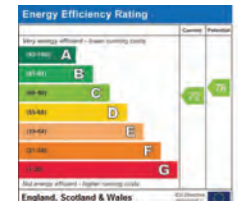
First Floor

Approx. 57.1 sq. metres (614.4 sq. feet)



Second Floor

Approx. 6.8 sq. metres (73.0 sq. feet)





Fine & Country – Selling the finest homes in Welwyn, Hertford, Ware and Buntingford areas

Tel: +44 (0)1920 443898

ware@fineandcountry.com

110 High Street, Ware, Hertfordshire SG12 9AP

