

White Stubbs Lane

Bayford



White Stubbs Lane Bayford, SG13 8QA

Located in the beautiful village of Bayford with fantastic countryside views is this immaculately presented country home together with a stunning detached barn set on a wonderful plot of approx. half an acre.

Set in the delightful village of Bayford, approximately 3.8 miles south of Hertford. The property is surrounded by greenbelt countryside with Bayford railway line serving London's Kings Cross and Moorgate approximately 0.9 miles away. The area offers an excellent selection of highly regarded schools including Queenswood, Hailebury Collage and Heath Mount Preparatory school. The A10 and A1 Trunk roads with London and the M25 to the South is within easy driving distance.

House

Kitchen/Family/Dining Room - Built-in eye level Miele combination oven and Miele convection oven, Miele steam oven. 2 x Miele warming drawers, Miele 5 burner glass gas hob and extractor. Built-in - double height fridge, freezer, supplementary fridge, dishwasher, built-in wine fridge. Franke 70cm sink, Quooker boiling tap, filter tap. Large island with power and 40cm chef's sink and induction hob. Granite counter tops. Porcelain tiled flooring throughout. Gas underfloor heating

Utility Room - Built-in washing machine, built-in Miele tumble dryer, large ceramic butlers sink, boiler for the house

Large Sitting Room- Large glazed lantern roof light with remote control ventilation. Bi-fold doors to rear and side overlooking garden. Stone fireplace with built-in log burner. Antique cast iron radiator, Amtico pale oak herringbone flooring,

Library / TV Room - Floor to ceiling book cases to two walls, multi-media TV unit

En Suite shower room - Double sinks, vanity unit, walk-in shower, WC

Family Bathroom - walk-in shower, large free-standing soaker bathtub, sink, WC

General - Fibre-optic broadband. Alarm system to both buildings. LPG gas fired central heating to underfloor and radiators.

Oak-framed detached Barn - Tiled in french limestone flooring throughout with gas underfloor heating. Remote control ceiling fans, Exposed and vaulted A-frame construction, exterior lanterns and downlights

Living Area - Spectacular living / cooking / entertaining accommodation with 5 metre high vaulted ceiling. Free-standing log-burner, Multi-media sound and cinema system, 8 foot / 2.5 metre fixed cinema screen, projector, surround sound integrated wall speakers, floor power socket. Door to WC. Bespoke solid oak open-tread staircase with glass balustrade to mezzanine / upper level.

Kitchen / Bar area - ceiling speakers, 40 inch wall-mounted LCD TV, Bespoke oak kitchen/bar area with granite and quartz counter-tops, 2 x glass-fronted drinks fridges, 2 x built-under dishwasher drawers, single convection oven, Franke sink. Gable-end bi-fold doors overlooking garden leading to raised split level patio area with zones for outside food preparation, cooking, dining and lounge seating. 2 x infrared wall mounted heaters over seating area.

Mezzanine - 'Minstrel's gallery' reading area with custom book cases and views over ground floor of the barn. Door to store room / spare bedroom.

Store room/Bedroom - 2 x radiators, sky light.

Workshop – Cupboard housing AV equipment, power and lighting, gas underfloor heating, boiler and utilities for the barn

Double Car port - with lights and power

Covered Bin / Log store to side - with lighting

South Facing Garden -Patios to both the house and the barn. Barn patio area has power, planter lights, wall downlights, outside speakers. U-shaped outdoor kitchen area with concrete worktops, brick-built wood fired pizza oven with log store, integrated BBQ and gas hob, bin and storage cupboards. Timber-framed 14 foot greenhouse with power, raised vegetable beds

Courtyard - Between the house and the detached barn, finished in shingle. Off street parking for numerous cars.



































Tudor Manor Farm Cottages, White Stubbs Lane, Bayford, Hertford, SG13



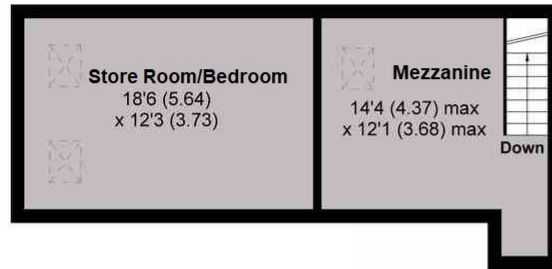
Approximate Area = 2743 sq ft / 255 sq m

Limited Use Area(s) = 13 sq ft / 1 sq m

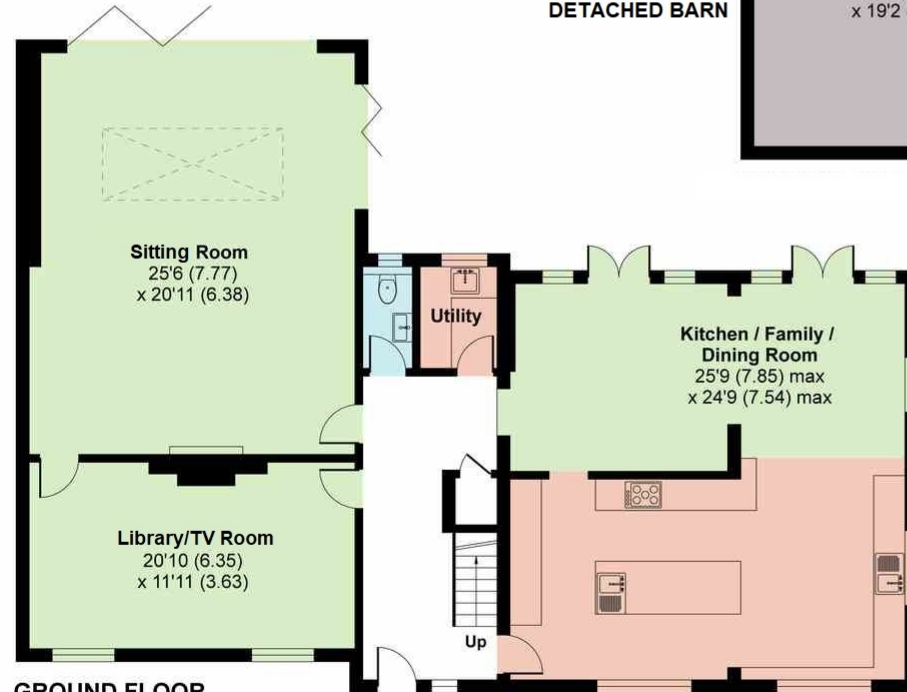
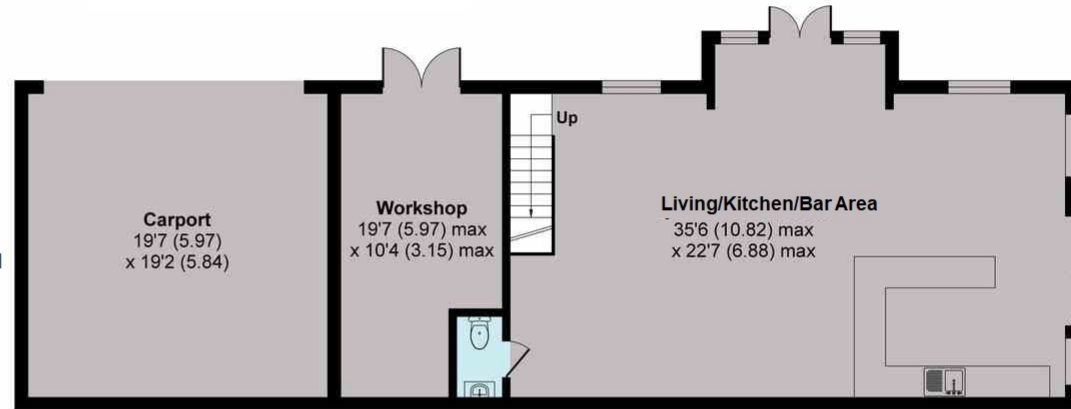
Outbuilding = 1353 sq ft / 125 sq m

Total = 4096 sq ft / 381 sq m

For identification only - Not to scale



DETACHED BARN



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Statons. REF: 678359

STATONS

www.statons.com

STATONS BROOKMANS PARK

53 BRADMORE GREEN
BROOKMANS PARK
HERTS, AL9 7QS
01707 661144
brookmans@statons.com

