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2 Hall Lane, Great Hormead, Buntingford, SG9 0NZ

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Price £465,000

Picture perfect Edwardian terraced cottage in the charming village of Great Hormead, on Hall Lane is a true gem waiting to be discovered. Boasting 2 reception rooms, 3 bedrooms, and a large four piece family bathroom plus cloakroom this property offers a perfect blend of character and comfort.

Situated in a conservation area, this home exudes a sense of history and tranquillity while being conveniently located just 5 minutes drive away from the market town centre of Buntingford. The property enjoys a private and secluded setting, ideal for those seeking a peaceful retreat.

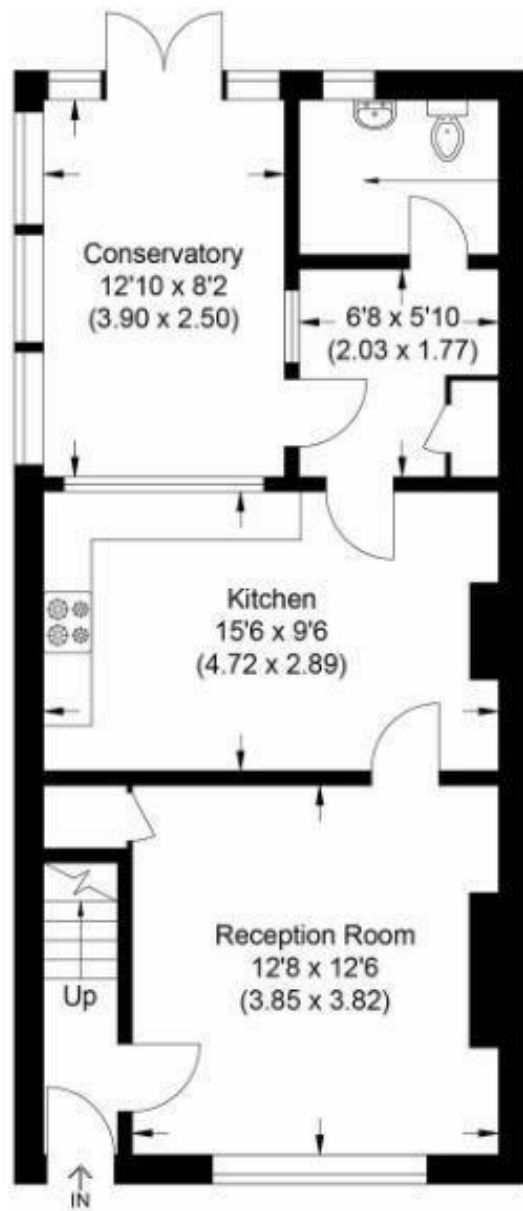
For nature enthusiasts, the surrounding area offers picturesque countryside walks, allowing you to immerse yourself in the beauty of the rural landscape. Additionally, the presence of the local craft brewery 'The Tap' adds a community feel to the village, providing a unique social spot for residents to enjoy.

Families will appreciate the proximity to the Village Primary School, making the morning school run a breeze. Whether you're looking for a peaceful countryside escape or a charming family home, this property on Hall Lane offers the best of both worlds.

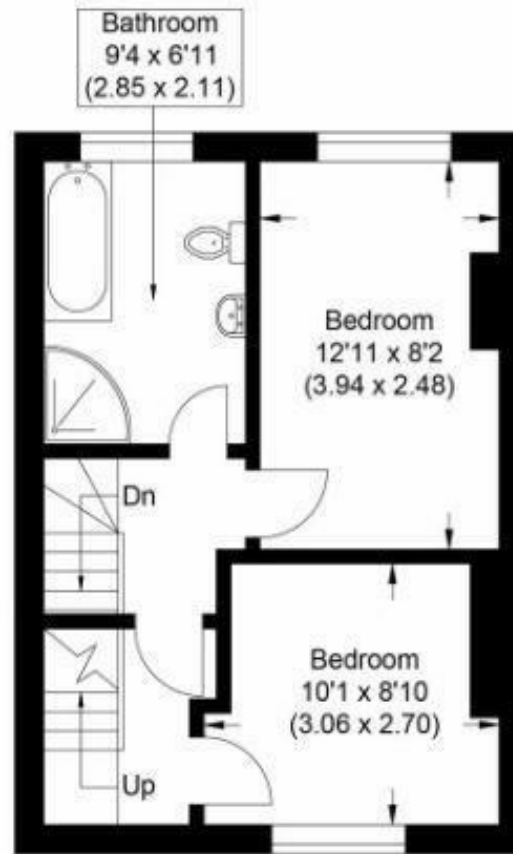
- A Sylvanian style setting in the sought after location of Great Hormead.
- Large four piece bathroom
- Beautiful fireplaces
- Set within a conservation area with ample countryside walks
- Quiet, friendly yet unintrusive community
- Three good size bedrooms
- Downstairs cloakroom / utility room
- High ceilings and tall windows giving a very spacious feel to the cottage
- Perfectly rural whilst only a 5 minute drive from the nearest market town of Buntingford
- Allocated parking directly in front of the cottage

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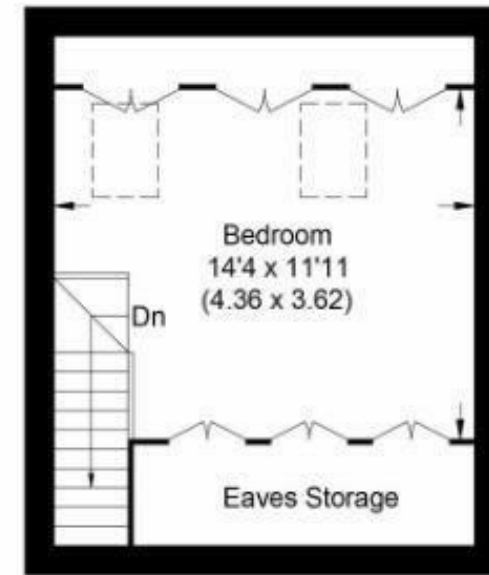
Approximate Gross Internal Area
100.51 sq m / 1081.88 sq ft
(Excludes Eaves Storage)



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Entrance

Period door in heritage green with glazed insert. Carriage lamp to side.

Entrance Hall

Stairs to first floor. Door to reception room.

Reception Room

12'7" x 12'6"

Window to front. Feature fireplace with timber surround and cast iron grate. Two wall light points. Laminate floor. Understairs cupboard. Door to kitchen.

Kitchen

15'5" x 9'5"

Window to rear. Range of shaker style eye and base level units. Inset ceramic one and half bowl sink with multi use spray head tap. Tiled floor and splash backs. Inset ceramic hob with stainless steel hood extractor over. Space for upright fridge freezer. Built in dishwasher. Feature fireplace housing multi fuel burner. Door to inner lobby.

Inner Lobby

6'7" x 5'9"

Doors to cloak room and conservatory. Storage cupboard.

Conservatory

12'9" x 8'2"

Windows to side and rear. French doors to rear. Tiled floor.

Cloakroom

5'10" x 5'2"

Window to rear. Low level WC with vanity unit housing ceramic wash hand basin. Tiled floor. Space and plumbing for washing machine.

First Floor**Landing****Front Bedroom**

10'0" x 8'10"

Window to front. Feature duck grate fireplace.

Back Bedroom

12'11" x 8'1"

Window to rear. Duck grate feature fireplace.

Bathroom

9'4" x 6'11"

Window to rear. Jacuzzi bath with shower handset. Low level WC. Pedestal wash hand basin. Extensive tiling. Tiled floor. Ladder style heated towel rail. Quadrant shower cubicle with power shower.

Second Floor**Master Bedroom**

14'3" x 11'10"

Twin Velux windows to rear with far reaching views across farmland. Inset ceiling lights. Eaves storage.

Outside**Front Garden**

Laid mostly to lawn with mature flower beds.

Rear Garden

Sunken sun terrace. Raised are laid to lawn. Mature flower beds. Double length apex roof garden shed. Outside tap.

Parking

Adjacent to front garden ample parking for two large vehicles.

Agents Note

Oil fuel heating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 