



The Granary House

Westbury Farm, West End, Ashwell, Baldock,
Hertfordshire, SG7 5PJ

£1,195,000

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properties

Country Properties are delighted to offer to the market this fine example of a 4 bedroom barn style semi-detached executive home located off a private road in one of Ashwell's most picturesque locations.

Constructed on the footprint and in the style of the original Westbury Farm barns circa 1990, this beautifully presented home offers incredibly spacious accommodation in the region of 3000 sq ft with three reception rooms on the ground floor, a bespoke fully fitted kitchen/breakfast room, as well as a utility room & study, four double bedrooms upstairs with a balcony, dressing area and en-suite to the master and a delightful walled garden with sunken patio / BBQ area. A stunning property which must be viewed in person to be fully appreciated!

- Beautifully presented home throughout
- Bespoke 'Robert King' fitted kitchen/breakfast room with Aga & Aga companion
- Beautiful secluded walled garden
- Garage and driveway parking for numerous vehicles
- Accommodation in region of 3000 sq ft (including garage)
- Elegant triple aspect approx. 20ft lounge
- Master bedroom with en-suite, dressing area and balcony
- Complete onward chain!



Ground Floor

Entrance Hallway

Stairs up to the first floor and down to the dining Room, door to family room, circular window to living room.

Dining Room

20' 2" x 10' 0" (6.15m x 3.05m)

Radiator, high ceiling with inset spot lights, double glazed doors to lounge, door to:

Cloakroom

Radiator, WC, wash hand basin, large storage cupboard.

Lounge

19' 6" x 18' 6" into bay (5.94m x 5.64m)

Bay window to the front aspect, two radiators, fireplace with hardwood mantle, slate hearth and log fuel burner, French doors leading to the patio.

Family Room

16' 5" x 19' 9" (5.00m x 6.02m)

Window to the front aspect, radiator, bespoke built-in cupboards and shelving by Robert King to match the kitchen, opening to:

Kitchen Breakfast Room

16' 6" x 15' 5" (5.03m x 4.70m)

Two windows to the front aspect, high quality bespoke units by renowned local carpenter 'Robert King' with hardwood handles, granite work surfaces with 2 inset sinks and mixer taps, integrated dishwasher and fridge/freezer, gas fired 'Classic' Aga (2007) with electric Aga companion oven, Travertine stone flooring with underfloor heating, external door to front, access to playroom/loft room with folding pull down ladder, doors to study & utility room.

Playroom/Loft Room

15' 2" x 12' 3" in to eaves (4.62m x 3.73m)

At the floor level with pitched ceiling giving 6ft maximum head level, two double glazed velux windows to the front aspect, large loft storage area.

Study

7' 4" x 8' 2" (2.24m x 2.49m)

Window to the front aspect, radiator, built-in glass fronted cupboards, shelving, drawers and desk and Travertine stone floor with underfloor heating.

Utility

7' 4" x 7' 11" (2.24m x 2.41m)

Bespoke units to match kitchen with roll top work surfaces, butler sink, Travertine stone flooring with underfloor heating, space for washing machine, tumble dryer and fridge/freezer, internal door to garage.



First Floor

Landing

Feature landing with cream painted balustrade and large hardwood double glazed window to front with Juliet balcony effect, airing cupboard housing hot water tank and immersion heater.

Bedroom Three

16' 9" max x 10' 3" (5.11m x 3.12m)

Window to the front and side aspect, radiator, built in wardrobes.

Bedroom Four

12' 6" x 8' 9" (3.81m x 2.67m)

Window to the front aspect, radiator.

Family Bathroom

Bath with shower over, WC, wash hand basin, heated towel rail.

Second Floor

Landing

Window to the side aspect, door to:

Bedroom One

16' 5" x 13' 3" (5.00m x 4.04m)

Radiator, glazed double doors and matching side panels onto balcony with views over village rooftops, bespoke 6-door wardrobes with two glazed panel doors, access to loft space, dressing area, door to:



En-suite/Shower Room

Refitted with white 'Lefroy Brooks' suite to comprise basin on chrome stand, WC, 'Roman' curved double shower cubicle with power shower, tiled walls and floor with underfloor heating, chrome dual heated (centrally and electric) towel rail.

Third Floor

Landing

Doors to:

Bedroom Two

19' 6" x 15' 0" (5.94m x 4.57m)

Into eaves at floor level with central height of 9ft, circular window to front, built-in storage cupboards and wardrobes.

Shower Room

Velux window to rear, shower cubicle, heated towel rail, WC, wash hand basin.

External

Front Garden

A 6ft high wall with brick gate posts and 5-bar gate leads to a shingle driveway with parking for 3/4 cars leading to a single garage.

A paved terrace leads to the two entrance doors and steps lead down to a totally private walled patio with sleeper edge planters. The remainder is laid to lawn. The lawned area outside the wall also predominantly belongs to the property.

Garage

16' 8" x 8' 3" (5.08m x 2.51m)

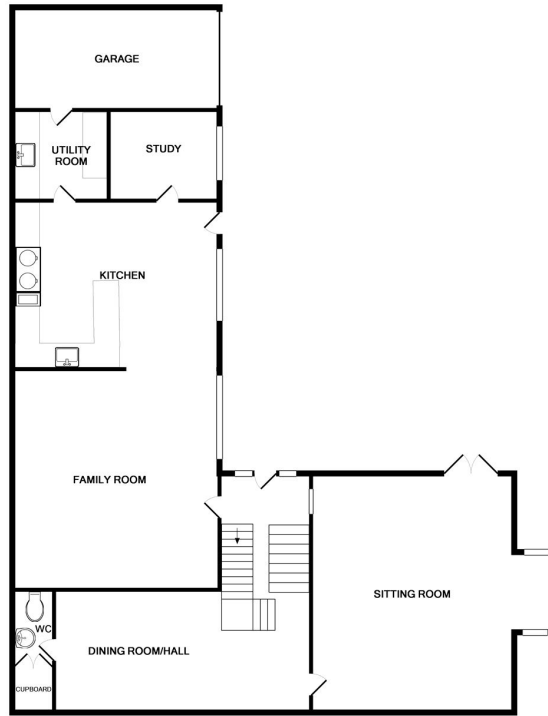
Up and over door, water softener, two wall mounted gas central heating boilers, one for central heating and one for hot water, ladder to loft space.

Ashwell

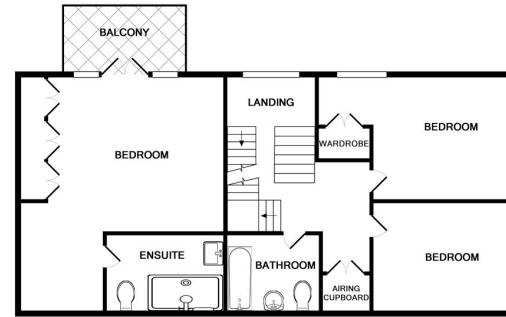
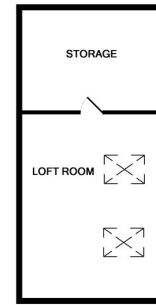
Ashwell is a particularly sought after North Herts village with easy access to Baldock, Royston and the AIM and has direct rail services into London taking approx. 40 minutes. The village has excellent shopping facilities including a post office, bakers and butchers and a variety of dining pubs. Also a doctor's surgery and dentist. Ashwell primary school is very well regarded and the village is within the catchment area for The Knights Templar secondary school in Baldock.





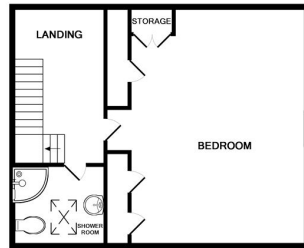


GROUND FLOOR
APPROX. FLOOR
AREA 1468 SQ.FT.
(136.4 SQ.M.)

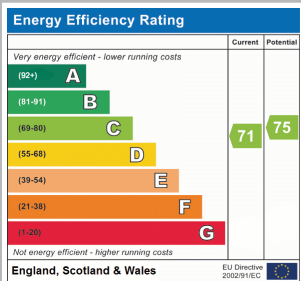


1ST FLOOR
APPROX. FLOOR
AREA 1088 SQ.FT.
(100.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 3025 SQ.FT. (281.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2ND FLOOR
APPROX. FLOOR
AREA 471 SQ.FT.
(43.7 SQ.M.)



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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