



1 Bragbury Barns

Pembridge Gardens, Stevenage,
Hertfordshire, SG2 8BQ

Offers in Excess of £500,000

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This stunning Grade II listed converted barn boasts a wealth of original features, including exposed beams, wood-burning stove, exposed wood floors, and vaulted ceilings, creating a charming and characterful atmosphere. The fantastic living room is open-plan with a beautifully fitted kitchen and dining area, complete with integrated appliances and space for a large table—perfect for entertaining. Bi-fold doors lead out to a delightful decked garden with seating and a barbecue area, ideal for outdoor gatherings. The property offers two double bedrooms, served by a magnificent bathroom featuring a roll-top bath and a separate shower. There's also a walk-in cupboard or cloakroom off the main room for added convenience. Parking is provided with two bays plus a visitor space, and a compact lawn with shrubs runs from the front to the side of the property. Modern comforts include underfloor heating and double-glazed windows, making this a truly special and characterful home.

- GRADE II LISTED CONVERTED BARN
- TWO DOUBLE BEDROOMS
- SEMI-DETACHED
- PARKING FOR 2 CARS AND VISITOR SPACE
- PRIVATE DEVELOPMENT
- ORIGINAL FEATURES INCLUDING VAULTED CEILINGS, EXPOSED BEAMS AND WOOD FLOORS.
- WOOD BURNING STOVE
- UNDER FLOOR HEATING



Ground Floor

Porch

Tiled flooring. Sunken ceiling downlighters. Dual aspect large pane double glazed uPVC windows overlooking the front and side. Composite door leading to living room.

Living Room

Solid wood flooring. TV aerial port. Phoneline with open reach connection. Under floor heating with wall mounted controls. High ceilings with sunken ceiling downlighters and two exposed wooden beams. Feature wood burner. Bifold doors leading to rear garden. Opening leading to kitchen diner. Solid wood door leading to the hallway.

Kitchen/Diner

A stunning kitchen diner comprising of gloss storage cupboards with white frontage. A selection of integrated appliances including 2 Bosch ovens, fridge freezer, Bosch microwave, Siemens induction hob with modern extractor hood over. Hotpoint washing machine, Whirlpool dishwasher. Dual aspect double glazed uPVC windows overlooking the front. High ceilings with sunken ceiling downlighters. Extractor fan. Large tiled flooring. Plinth lighting. 1 ½ sink basin with Quooker hot tap which is built into Luna Bianco quartz worktop.

Hallway

Carpeted. Solid wood doors leading to both bedrooms and bathroom. Ladder leading up to your small massenet with potential for storage or small bed.



Master Bedroom

Continuation of carpeted flooring. High ceilings with exposed wooden beams. Double glazed uPVC windows overlooking the side. Solid wood door leading to En-suite/Walk in wardrobe.

En-suite/Walk in Wardrobe

Continuation of carpeted flooring with small tiled flooring for the En-suite. Built in hanging rails with drawer storage underneath. Two piece bathroom suite comprising of low level WC with dual flush and sink basin with chrome mixer tap and vanity cupboard underneath.

Bedroom 2

Continuation of carpeted flooring. Georgian style double glazed uPVC windows overlooking the rear garden. Built in wardrobes with sliding mirror doors. Loft access.



Bathroom

A stunning 4 piece bathroom suite comprising of a low level WC with dual flush. Sink basin with waterfall tap and draw storage underneath. Freestanding bath with waterfall tap. Walk in shower with rainfall shower head and glass shower screen. High ceilings with exposed wooden beam. Sunken ceiling downlighters. Porcelain tiled walls. Tiled flooring. Shaver point and extractor fan.

Exterior

Front Garden

Graveled driveway leading onto a Private development with access to all 5 properties. Small paving slab area with decorative pot plants leading to composite front door. Two allocated spaces with visitors parking also. Trees and hedged border surround the front. Paved pathway area leading to the side of the property which houses a small shed. Pathway continues around the side of the house. Outdoor tap and outdoor power sockets. Continuation of hedged border which goes around the side. Small area with raised beds contains a selection of shrubs and plants.



Rear Garden

Composite decking with a large selection of pot plants surrounding.
Fenced border .Gated side access.





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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