



Pryors Peace, Bedlars Green, Great Hallingbury,
Bishop's Stortford, CM22 7TL

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Asking Price: £575,000
Freehold



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A detached, character, three-bedroom cottage part of which is believed to date back to the 16th century. The property sits within substantial grounds and gardens (approximately 0.7 of an acre), offering tremendous potential to extend (STPP) and is conveniently located in the hamlet of Bedlars Green on the outskirts of Bishop's Stortford.

Internal accommodation consists of many character features including exposed beams, brick fireplaces and a vaulted reception room with minstrel gallery. The accommodation comprises reception hall/dining hall with vaulted ceiling and exposed beams, a sitting room with multi fuel stove, two ground floor double bedrooms, kitchen, utility room, family bathroom and separate cloakroom. On the first floor is a minstrel gallery with a further bedroom. Externally the property sits in grounds of approximately 0.7 of an acres with a detached garage, various outbuildings and driveway parking to the front of the garage and to the front of the property. There are views to the open fields beyond and the gardens themselves offer much of interest and have a variety of shrubs, plants and specimen fruit trees.

Agents Note: The driveway leading to the double garage is owned by the neighbour with right of way over this in favour of our client.

EPC Band G. Council Tax Band E.



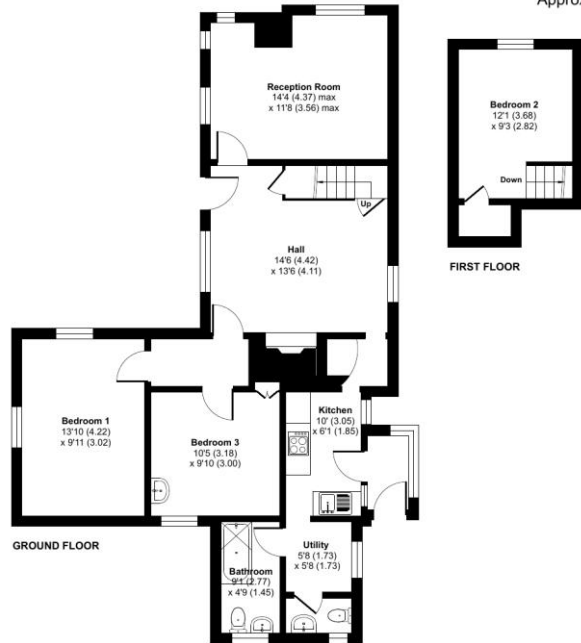
3 Bedroom Detached Character Cottage
Off Road Parking
Double Garage
Chain Free
Council Tax Band E
EPC Rating G

ADDITIONAL INFORMATION

The village of Great Hallingbury has a population of approximately 715 residents and has houses from the Tudor period to modern. Located just outside Bishops Stortford which offers fast rail links to London Liverpool Street and proximity to both M11 motorway and Stansted Airport. Bishops Stortford provides reputable primary and secondary schooling, a variety of shops, regular market days, leisure facilities and a good choice of cafes, bars and restaurants.

Bedlars Green, Great Hallingbury, Bishop's Stortford, CM22

Approximate Area = 1021 sq ft / 94.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2023. Produced for Intercounty Estate Agents. REF: 966375



- Kitchen** 10' x 6'1" (3.05m x 1.85m)
- Utility Room** 5'8" x 5'8" (1.73m x 1.73m)
- Bathroom** 9'1" x 4'9" (2.77m x 1.45m)
- Inner Hall** 14'6" x 13'6" (4.42m x 4.11m)
- Reception Room** 14'4" x 11'8" (4.37m x 3.56m)
- Bedroom** 10'5" x 9'10" (3.18m x 3m)
- Bedroom** 13'10" x 9'11" (4.22m x 3.02m)
- First Floor**
- Bedroom** 12'1" x 9'3" (3.68m x 2.82m)

AGENTS NOTES IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

ANTI-MONEY LAUNDERING We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

FOR MORE DETAILS CONTACT

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