

# Whempstead Barn, Whempstead, Ware

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# Whempstead Barn, Ware, SG12 0PE

Whempstead is a small hamlet set in beautiful countryside between the neighbouring towns of Ware and Hertford, approximately 5 miles away, with a comprehensive range of recreational and shopping facilities. Nearby Watton-at-Stone provides a good range of amenities, including a post office/village store, award-winning butchers, public houses and a mainline station with direct services to London Moorgate, or St. Pancras and Kings Cross via Stevenage. Ware and Hertford stations (approximately 6 miles) also give quick access into London Liverpool Street. There are excellent schools in the locality in both the state and private sector including Heath Mount (1 mile), St Edmund's (4 miles) and Haileybury (10 miles). (Distances are approximate).



**Tenure:** Available freehold

**Local authority:** East Herts District Council. Tel: 01279 655261

**Council tax band:** H

**Services:** Mains electricity and water. Air source heat pumps, private drainage



Whempstead Barn is an exceptional Grade II listed conversion, dating back over 400 years, converted for residential use in 1995. Purchased in 2004, the property has been imaginatively transformed and extended into a stunning family home by its current owners. The property offers impressive and versatile accommodation throughout, with a wealth of period characteristic features, while benefiting from contemporary interior styling to provide an outstanding home suited to present-day lifestyles. Light floods the house, and the views over the surrounding countryside are magnificent. The kitchen/dining room with bi-folding doors leading to the south-facing terrace is of particular note, with a delightful adjoining sitting room with a study beyond. Formerly a dining hall, the reception hall featuring a 21ft high vaulted ceiling is a valuable, entertaining space with a striking custom made staircase. The property benefits from underfloor heating throughout.

A well-presented principal bedroom suite is situated on the ground floor with an opulent bathroom and a further bedroom suite. On the second floor, four further bedrooms enjoy beautiful rural views and two family bathrooms.





Light and spacious accommodation throughout





## Studio, Garden and Grounds

The extensive terrace is positioned to the south and west of the house, providing the perfect opportunity to entertain with a substantial BBQ area. The garden is mainly laid to lawn and enjoys far reaching uninterrupted views with a large private courtyard to the rear of the house.

To the south of the property is a recently refurbished substantial studio, with a large living/office area on the first floor and a kitchen, sitting room and shower room on the ground floor.



**Approximate Gross Internal Floor Area**  
**336 sq m / 3616 sq ft**  
**Studio 95 sq m / 1023 sq ft**



**Knight Frank**  
**Bishop's Stortford**  
 26 North Street  
 Bishop's Stortford  
 CM23 1LQ  
[knightfrank.co.uk](http://knightfrank.co.uk)

**I would be delighted to tell you more**  
**Paddy Pritchard-Gordon**  
 01223 072 910  
[paddy.pritchard-gordon@knightfrank.com](mailto:paddy.pritchard-gordon@knightfrank.com)

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