



The Stables, Hay Street, Hertfordshire



The Stables, Hay Street, Ware, SG11 2RH

The Stables is conveniently located near Ware, Hertford, and Bishop's Stortford in the hamlet of Hay Street, which adjoins a traditional picture postcard village. For the commuter, the A10 is accessed at Puckeridge (2 miles), or the M11, accessed at Bishop's Stortford (6 miles). Mainline rail connections are in nearby Ware, Hertford, and Bishop's Stortford, providing regular services to London. The village enjoys three pubs, a highly rated primary school, St Mary's Church, and numerous societies and sports clubs. In addition, there is a cricket field, tennis courts, and a village hall. A wide choice of schooling in both the state and private sectors are all within easy reach. (All distances are approximate).



Tenure: Available freehold

Local authority: East Hertfordshire Council

Council tax band: H

Services: Mains water, electricity and drainage. Oil fired central heating.

The Property

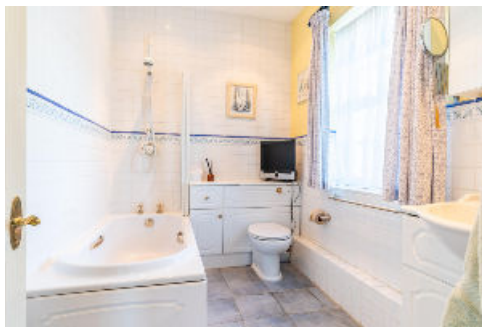
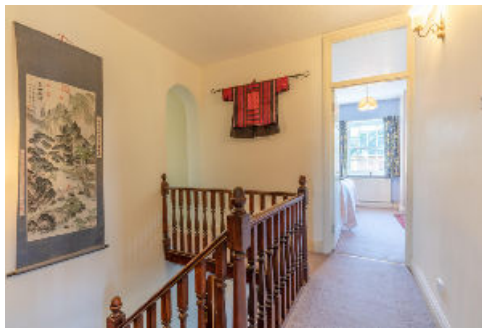
The Stables is an elegant and substantial four bedroom detached home set on the fringes of the highly sought-after village of Braughing, in the small hamlet of Hay Street. The main house dates back to the mid-19th century with added modern extensions through to the 1970s.

The accommodation is centred around a generous hallway, with well-proportioned rooms featuring period characteristics and high ceilings. Of particular note is the sitting room with an impressive brick fireplace and dining room overlooking the rear garden, which is ideal for entertaining. The kitchen/breakfast room is a good size, fitted with a range of wall and base cabinetry. The dual aspect allows natural light to flood the space. Beyond are the useful pantry, utility room, and wine store.

The bedroom accommodation is well arranged with an extensive landing and generous principal bedroom suite.







Light and spacious accommodation throughout

Gardens and Grounds

There is extensive driveway parking to the front, garaging for three cars, and a double carport.

The stable yard, eight loose boxes, a hay store, and a tack room are a short distance away. Presently used as a storage and gym, these buildings offer great scope for various uses, including a self-contained annexe, subject to obtaining the necessary planning consents. The formal garden is mainly laid to lawn with numerous herbaceous borders, mature trees, and a large fishpond. In all, the grounds extend to over one and a half acres.

A 17-panel solar array, installed by the current owners in 2011 at the primary government tariff rate, generates £1800 to £2000 per annum (2021), equating to over 3500 KW annually.



