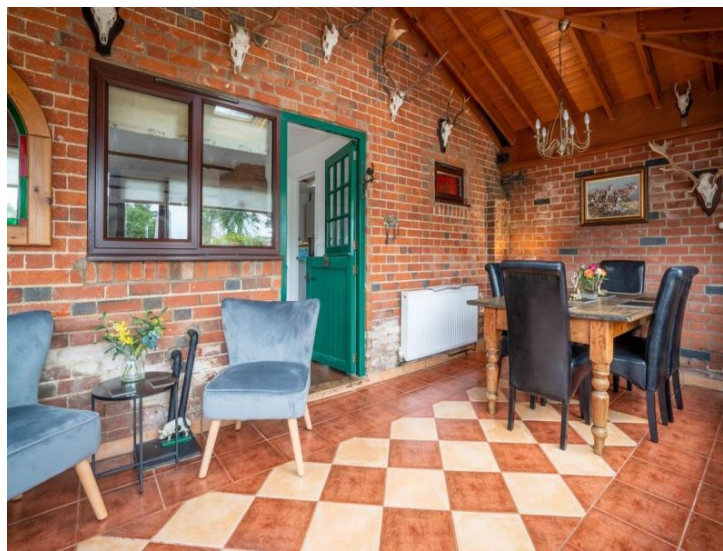




Morrice Green  
Hertfordshire  
SG8 8NB

abode



01763259888

# Morrice Green, Nuthampstead, Nuthampstead, SG8 8NB

£800,000 Freehold

Abode are delighted to offer this substantial bungalow in the peaceful village of Nuthampstead. The property was thoughtfully converted from a 200 year old barn in 1998, and benefits from many period features as well as an idyllic countryside setting. The living accommodation spans 2239 square feet, with an attached garage, prime for conversion totalling 454 square feet. The property comprises of two double bedrooms with period beams, newly fitted bathroom, first floor office/third bedroom, formal lounge, open plan kitchen/dining/living space, utility room, two WC's and summer room. Outside there are three substantial outbuildings all with power, one fully insulated. The property sits in 0.86 acres, with garden that are well matured and a large paddock to the rear. To full appreciate the potential of this property and extensive grounds viewing comes highly recommended and is by appointment only.

## **Porchway:**

Dual aspect uPVC double glazed windows to front and side. Exposed brickwork with tiled flooring, Door to:

## **Hallway:**

Two radiators, window to front aspect, two velux windows to ceiling, and doors to garage, bedrooms, bathroom, WC, cloakroom, and lounge. Stairs to first floor.

## **WC:**

Low level WC, Basin with vanity beneath, radiator.

## **Lounge: 5.62m ( 18'6" ) x 5.51m ( 18'1" )**

uPVC double glazed windows to side aspect, uPVC double glazed French doors to side, two sky lights, radiator, aerial and telephone points. Ash wood laminate flooring and exposed beams finish this light and airy lounge.

## **Open Plan Kitchen/Living Area: 5.49m ( 18'1" ) x 9.45m ( 31'1" )**

The open plan kitchen, dining, and living room is an ideal family or entertaining space. The dining living area has an original feature inglenook fireplace with log burning stove, window to side aspect and roof blinds above for additional light. The kitchen has a large number of under counter cabinets, an integrated stainless steel extractor framed in a brick recess. Window to side aspect with a one and a half drainer sink unit. The kitchen is finished with thick granite counter tops and gloss white cupboards. Window to side aspect, barn style door and window to orangery, and door to utility room.

## **Utility room: 1.78m ( 5'11" ) x 3.27m ( 10'9" )**

with ceiling window, plumbing for washing machine and dishwasher, door leading to WC.

## **WC:**

Containing property water softener system.

## **Orangery : 2.67m ( 8'10" ) x 5.75m ( 18'11" )**

Tiled floor and exposed brick walls, vaulted wood finished ceiling, with Velux roof blind, windows to rear and side aspects, uPVC door to rear.

## **Bathroom: 1.88m ( 6'3" ) x 2.78m ( 9'2" )**

A four piece suite, comprising of bath, shower, basin with vanity beneath and WC. The room is partially tiled with heated stainless steel towel rail. A roof blind allows for natural light in the room.

## **Bedroom: 4.60m ( 15'2" ) x 3.32m ( 10'11" )**

Double bedroom, with uPVC window to side aspect, integrated wardrobes, radiator, and period wooden beams.

## **Bedroom: 4.60m ( 15'2" ) x 3.15m ( 10'5" )**

Double bedroom, with uPVC window to side aspect, integrated wardrobes, radiator, and period wooden beams.

## **Office/Bedroom 3: 3.18m ( 10'6" ) x 9.07m ( 29'10" )**

Currently utilised as a permanent guest bedroom and home office, this large room is light with three Velux blinds.

## **Garage: 6.02m ( 19'10" ) x 7.03m ( 23'1" )**

Generous double garage with radiator, vaulted ceiling, direct access to the main house via an internal door, electric garage doors with window to side aspect. High level hatch to upstairs office. The garage could easily be converted to additional bedroom and annex, subject to building regulations only.

Approximate Gross Internal Area  
 250.28 sq m / 2693.99 sq ft  
 (Includes Garage)  
 Garage Area 42.25 sq m / 454.77 sq ft

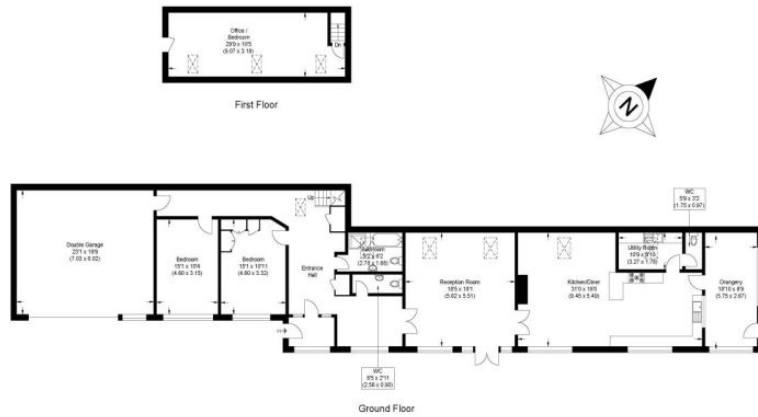


Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	