

Cottonwood Barn, Cockernhoe



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A characterful and beautifully appointed four-bedroom barn conversion in a picturesque rural setting

Beautifully situated, Cottonwood Barn is a former agricultural building, converted to a house in 1997. It retains traditional weatherboard elevations and an exposed timber frame, complemented by modern features including underfloor heating and a built-in sound system.

The house opens into a spectacular open-plan living and dining area beneath a striking vaulted ceiling with exposed timbers and brickwork. It is centred around an inglenook fireplace and is zoned for relaxed seating and formal dining. Double-height glazing and French doors overlook south-facing gardens. The northern elevation features a full-glazed wall, with a versatile snooker room/study, with an inglenook fireplace, leading through to the kitchen/breakfast room. Centred around a generous island, the impressive kitchen features sleek white cabinetry, granite worktops and a range of integrated appliances, including a microwave, a range cooker set within a brick surround and an American-style fridge freezer. A utility room with a cloakroom and garage access lie beyond. Two double bedrooms and a shower room complete the ground floor.

The staircase rises to a first-floor gallery overlooking the living space and leading to the principal bedroom, a private retreat with dressing room and stylish en suite bath and shower room. A further staircase leads to a mezzanine providing useful storage or a quiet study space. At the opposite end is a fourth double bedroom with en-suite bathroom and a further mezzanine, offering useful storage or dressing space.

Cottonwood Barn occupies an idyllic rural setting, surrounded by rolling countryside with far-reaching views across farmland and grass paddocks. Approached through a traditional five-bar gate, a gravel driveway provides parking and access to the ancillary buildings, including a double garage with electric doors, one side of which has been fitted out as a gym, together with a useful garden store. The front gardens feature mature hedging to one side, and a flagstone path between lawns leads to the entrance.

4,293 sq ft (398.8 sq m)

Rural location

Barn conversion

Four bedrooms

South-facing gardens

Double garage and garden store

Freehold

Guide price £1,250,000



The superb sun-drenched rear garden is enclosed by post-and-rail fencing and mature planting, creating a wonderful sense of privacy. A spacious decking area is perfect for al fresco dining, while set within the lawn, specimen trees and an ornamental pond provide attractive focal points. There is also a hot tub on the decking. A greenhouse offers space for cultivating flowers, fruit and vegetables.

Location

Mangrove Green is a peaceful rural hamlet on the outskirts of Cockernhoe, surrounded by rolling agricultural land and open Hertfordshire countryside. Paddock View is a private no-through lane that leads to a discreet collection of converted former agricultural buildings. Cockernhoe and nearby Wigmore provide day-to-day amenities, while Harpenden, approximately eight miles away, offers an excellent range of high street and independent shops, cafés and restaurants, together with sporting and leisure facilities and a choice of well-regarded schools.

The surrounding countryside provides plentiful opportunities for walking, cycling and riding, with the Chilterns and wider network of footpaths and bridleways close by. Communications are excellent, with Luton Airport Parkway, four miles away, providing regular services to London St Pancras, while Harpenden station offers direct trains to central London. The M1 is readily accessible, providing convenient connections to London and the wider motorway network. Hitchin is a bustling market town with excellent schools and good selection of independent restaurants, bars and shops, and trains direct to London, Cambridge and north of England.

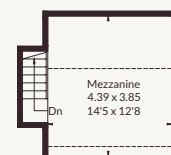
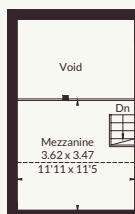
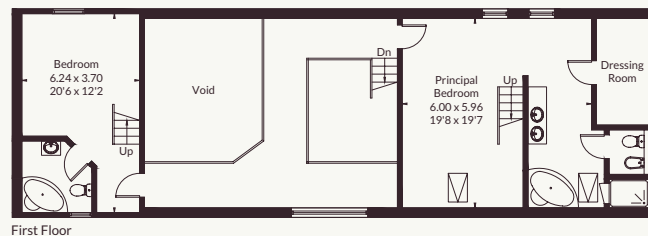
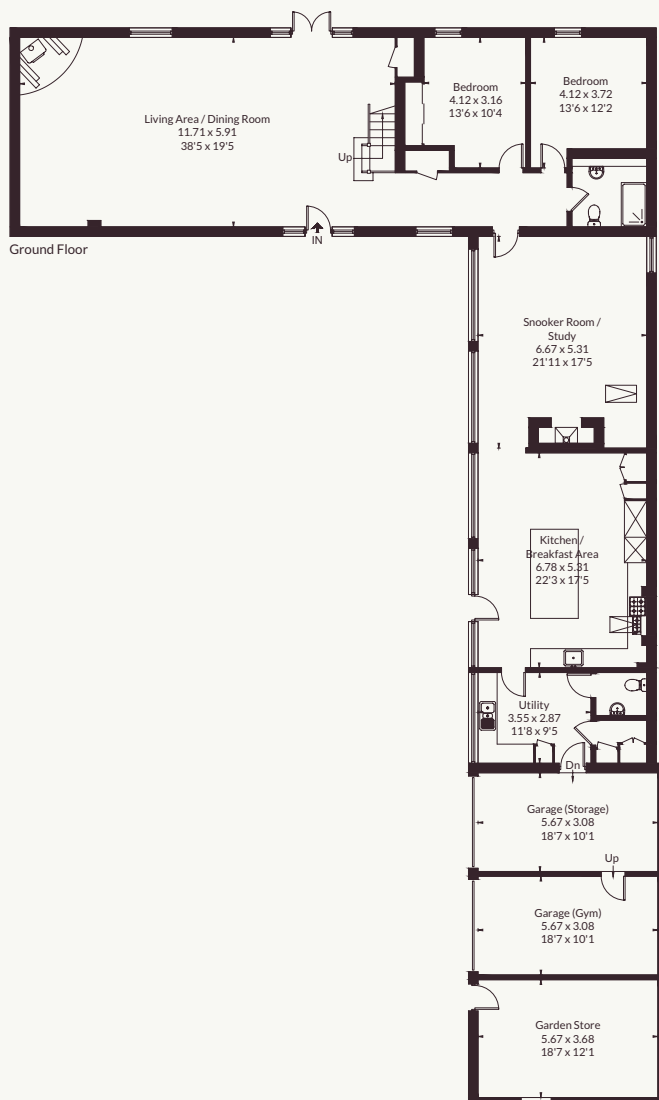
Postcode region: LU2

General

Local Authority: North Hertfordshire Council
Services: Mains electricity, drainage and water. Gas-fired central heating.
Council Tax: Band G
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Approximate Floor Area = 398.8 sq m / 4293 sq ft
(Including Garages / Mezzanine & Excluding Void)



Reduced head height below 1.5m

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #115174

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