



Ickleford, Hitchin Hertfordshire

MICHAEL GRAHAM



A modern four bedroom barn conversion with three bathrooms, an enclosed south west facing rear garden, and a detached double garage.



## 1 Old Ramerick Barns

Bedford Road, Ickleford, Hitchin,  
Hertfordshire, SG5 3SB

Price £1,300,000



4 bedrooms



2 reception rooms



3 bathrooms



EPC Rating Band D

The barns were converted in 2016 and were completed to a very high specification. There is an over 51 ft. open plan kitchen/sitting/dining room, and a bespoke Shaker style kitchen with integrated appliances. The ground floor also has a utility room, a bathroom and a bedroom which could alternatively be used as a reception room. The first floor is accessed via separate staircases. There is a mezzanine area over the kitchen and three further bedrooms accessed by the second staircase.

High specification features include solid oak bespoke staircases, and engineered oak flooring with LPG gas fired underfloor heating on the ground floor with 4 zone heating c/w remote thermostats. There are TV points, BT/Data points, LED ceiling downlighters and wired speakers in the main rooms.

- Modern high specification barn conversion
- Four bedrooms, three bathrooms
- Double garage and parking
- Enclosed south west facing rear garden
- Tewkesbury kitchen with quartz stone worksurfaces
- Porcelanosa tiling in bathrooms
- Mezzanine floor with glass balustrades
- Engineered oak flooring with under floor heating

### Additional Information

- Mains water, Electricity
- The Local Authority is North Hertfordshire Council
- The property is in council tax band F





### Ground Floor Highlights

The open plan sitting/dining/ Kitchen area has exposed engineered oak flooring, a log burner and natural wood beams throughout. The 'Tewksbury' kitchen, has Quartz stone worktops and upstands and a double Belfast sink with mixer tap. Integrated Neff appliances include a 5 ring electric hob with stainless steel extractor hood, two ovens, a combi microwave, a washing machine and dishwasher. There is also a Samsung freestanding American style fridge/freezer and wine cooler.





### First Floor Highlights

The high specification bath and shower rooms have close coupled cisterns, Porcelanosa floor and wall tiles, Roper Rhodes chrome taps and mixers, and Diverge sanitaryware and furniture. There are low profile tiled shower trays with walled enclosures. All three rooms also have heated towel rails and shaver points. There are three double bedrooms on the first floor all with exposed beams, the master bedroom with an en suite. There is also a mezzanine office area above the kitchen.





### Gardens and Garages

An electric gate opens to a driveway providing parking for eight cars in addition to the detached brick built double garage which has power and light and electric roller shutter doors. The front garden is laid to lawn with hedges and fencing. The rear garden is enclosed by wooden fencing and has two patio area, one with a pergola over, a lawn and outside power points.





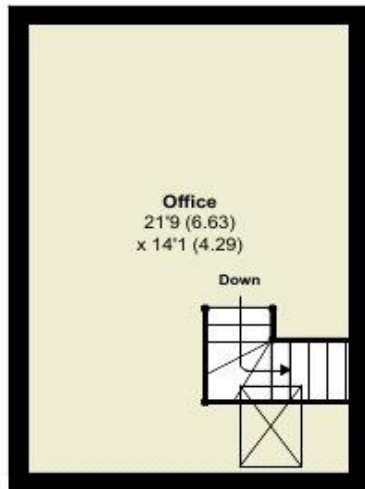




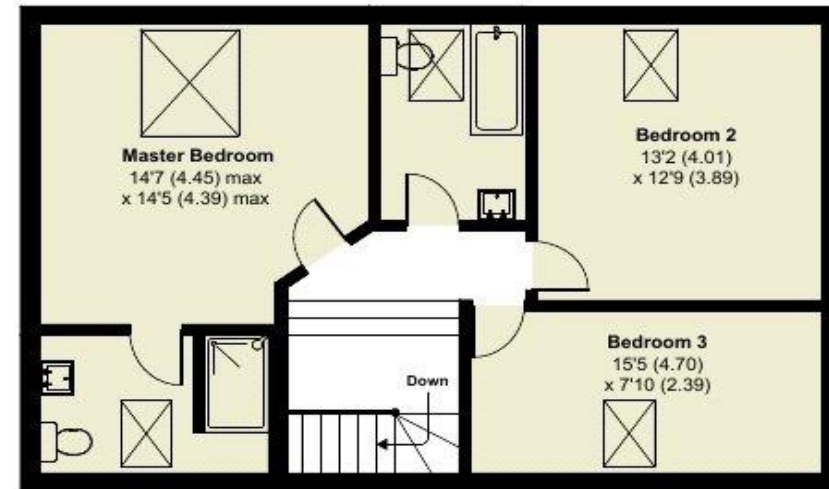
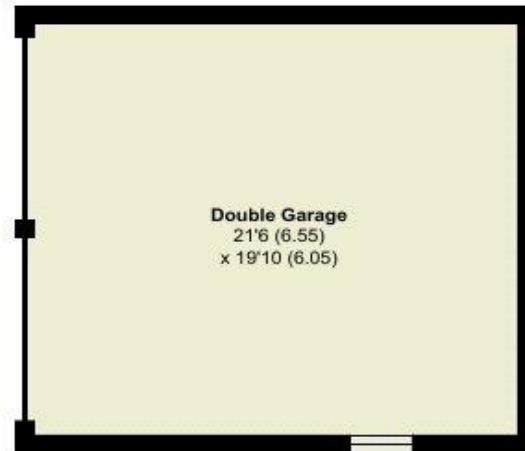


Approximate Area = 2511 sq ft / 233.3 sq m  
Garage = 426 sq ft / 39.6 sq m  
Total = 2937 sq ft / 272.9 sq m

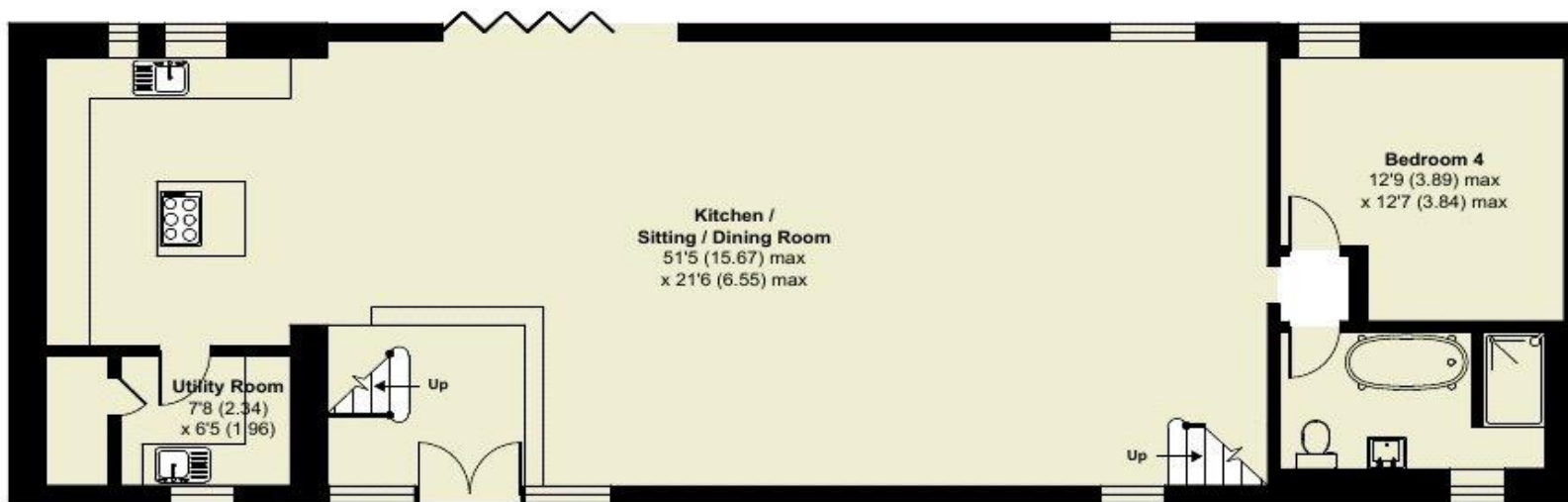
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FIRST FLOOR 1



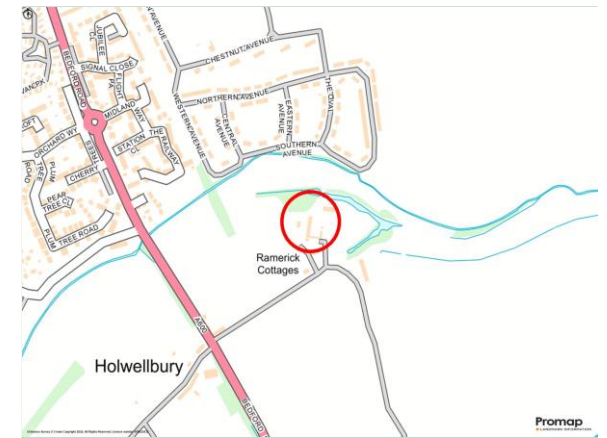
FIRST FLOOR 2



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Michael Graham Estate Agents. REF: 863970



### Situation and Schooling

The property is about 3 miles from Ickleford which has a shop/general store, a public house and primary school. The market town of Hitchin, 4 miles, provides a wider range of shopping and recreational facilities. There are also three secondary schools which are all rated Good or Outstanding. The nearest mainline station at Arlesey (3.5 miles) provides trains to Kings Cross and Cambridge. Nearby Lower Stondon also provides local shopping facilities, pubs and a golf club.



6 miles from junction 8 A1(M)



33 minutes from London Kings Cross



4 miles from Hitchin Station

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