



- VIRTUAL REALITY 360° TOUR AVAILABLE
- Detached Period House With Fine Views
- Five Bedrooms
- Three Reception Rooms
- Three Reception Rooms
- Self Contained Annexe
- Double Garage & Parking
- Grade II Listed
- Garden

## THE RAMBLINGS, NASTY, NR WARE

5 3 3 **EPC N/A**

Full of character, a substantial detached four/five bedroom period home with self contained annexe, garaging and parking for several cars, garden and fine views. Set in a semi rural hamlet yet within 10/15 minutes of both Hertford and Ware.

GUIDE PRICE  
**£650,000**

Ware  
**01920 412200**

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# THE RAMBLINGS, NASTY, NR WARE

GUIDE PRICE  
**£650,000**

## DESCRIPTION

A substantial detached grade II listed village house with well presented accommodation of great charm and character that also benefits from a self contained annexe ideal as additional accommodation, Air BnB or for those who work from home.

The present owners have sympathetically improved the house, cleverly updating whilst still retaining the integrity of the original building. Having once been two cottages and latterly the village shop, The Ramblings now offers accommodation that provides great space and flexibility for a young family.

In addition to the beautiful character features found in the home there are also lovely far reaching views over the surrounding countryside to the front. The garden is set to the rear of the house and well screened by hedges and mature shrubs. There is a driveway for three cars and a detached double garage.

## STEP INSIDE

Entering the house, one steps into the large hallway that was once the village shop. This is a lovely room with bay window to the front from which there are lovely views. A tiled floor and exposed timbers hint at the character that is found throughout the house. The dining room also enjoys views and exposed timbers and a stable door opens into the lovely kitchen. The kitchen has been sympathetically fitted with a good range of units that suit the character of the house and benefit from granite worktops and a butler sink. There is a built in double oven, hob and space for a large fridge freezer. Stairs rise to the first floor and adjoining the kitchen, is a useful rear lobby/utility room with door to the garden and door to a luxuriously refitted shower room with a contemporary suite and power shower. At the other side of the hallway is a good size family room with cast iron fireplace and cupboards to each side. A lovely cosy room with views over countryside to the front. At the very rear of the house is a good size living room with a stunning inglenook fireplace with wood burning stove and also with French doors opening onto the garden. There is a rear hallway, off which is a door to the annexe/5th bedroom, stairs to the first floor and a door and steps down to the cellar.

Upstairs the main bedroom is quite stunning with a high vaulted ceiling and a mezzanine floor/gallery over. A room full of character that overlooks the rear garden. There are three further double bedrooms and a family bathroom upstairs. A staircase off the landing leads up to a large useful loft."

## THE ANNEXE

At the very rear of the house the current owners have created a lovely self-contained annexe from the 5th bedroom. The annexe can be independently accessed by its own front door from the lane to the side of the house or from within the house itself, off the rear hallway. The annexe comprises its own kitchenette, bed/living room, bathroom and separate toilet providing the current vendors with a fantastic passive income via Airbnb.

## STEP OUTSIDE

There is a double garage and parking for three cars on the driveway.

The garden is laid mainly to lawn, well screened by hedging and there are numerous flower beds and shrubs. Beyond the driveway there is a further triangle of garden again enclosed by hedges.

## LOCATION

Nasty is a pretty, rural hamlet that is well placed for those who are looking for an escape from the hustle and bustle of everyday life yet still need to be conveniently placed within easy reach of the A10 and subsequently the local towns of Ware, Hertford and Buntingford. Ware is just 10/15 minutes' drive and provides a good range of amenities with a thriving café culture, pubs, restaurant's and a station into London's Liverpool Street. Watton at Stone station (approx. 5 miles) serves Finsbury Park and Moorgate. The Vendor travels into Kings Cross via the fast train from Knebworth station within 45 minutes of leaving home. Throughout the area there are footpaths and bridleways.

