



# HEBING END, BENINGTON

GuidePrice : £1,060,000



acorus®

**HEBING END  
BENINGTON  
STEVENAGE  
HERTFORDSHIRE  
SG2**

A well presented five bedroom detached farmhouse with attached double car port and large mature garden located in the sought after village of Benington.

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION  
(Please refer to this section in the details for further information).

FOR SALE BY PRIVATE TREATY  
Freehold with vacant possession on completion

**Guide Price : £1,060,000**

REF: C367

These particulars give only a general outline and your attention is drawn to the important notice printed within them.





## INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

## SITUATION/LOCATION

Benington is a small picturesque village located between Stevenage and Hertford in north east Hertfordshire. It is surrounded by open countryside and farmland. There are two churches, a primary school, village hall and recreation ground and Benington Lordship Estate and Gardens. Stevenage and Hertford provide a comprehensive range of shops, retail parks and leisure facilities along with mainline rail links into London.

## DESCRIPTION

A well presented five bedroom detached farmhouse with attached double car port and large mature garden located in the sought after village of Benington.



## ACCOMADATION

With wooden double glazing throughout, the accommodation comprises:

### Ground Floor

Main Entrance Hall

Lounge

7.1m x 4.3m

Bressumer beam angle nook with brick hearth and wood burning stove.

Dining Room

3.4m x 3.3m

Wooden floor.

Garden/Day Room

4.2m x 4m

Glazed French Doors to rear garden and patio.

Study

3m x 3m

Kitchen/Dining Room

6.5m x 5m

Wooden wall and base units with worktops over, double sink, island unit with work top, small pantry, electric range oven with gas hob (LPG).

Utility Room

4.8m x 3.2m

Wall and base units with worktops over, butler sink, oil fired boiler and plumbing for washing machine.

Second Entrance Hall to the front elevation with Cloakroom.

Cloakroom

Low level flush W/C and wash hand basin.

### First Floor

Large Landing

Airing cupboard.

Master Bedroom

6.3m x 5m

Built-in Wardrobe.

En-suite Shower room.

Bedroom 2

4m x 3.3m

Bedroom 3

4m x 3.6m

En-suite Shower Room

Bedroom 4

3.4m x 3m

Bedroom 5

2.5m x 2.4m

Built-in Wardrobe.

Family Bathroom

Total gross internal area

344sqm (3699sqft)

Ground Floor

194sqm (2092sqft)

First Floor

149sqm (1607sqft)

## OUTSIDE

Large garden with rear patio and established plants and shrubs.

Rough area of land to rear.

Double Car Port  
7.1m 6m

Door to Store Room.

Store Room attached to Car Port.  
7.1m x 3.4m

Door to rear garden.

Games Room in Loft Space above Car Port and Store Room  
7.2m x 7m

## SERVICES (not tested)

The property is provided with mains drainage, water and electricity.  
Central heating is provided by oil.

## ACCESS AND RIGHTS OF WAY

Access to the dwelling is via a gated entrance off Hebing End Lane.

There are currently no Rights of Way in place affecting the property.

## AGRICULTURAL OCCUPANCY CONDITION

Planning permission was granted for the dwelling in 1987 subject to two conditions, one of which was an Agricultural Occupancy Condition. Condition two states:-

'The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 290 (1) of the Town and Country Planning Act, 1971, or in forestry (including any dependants of such a person residing with him) or a widow or widower of such a person.'

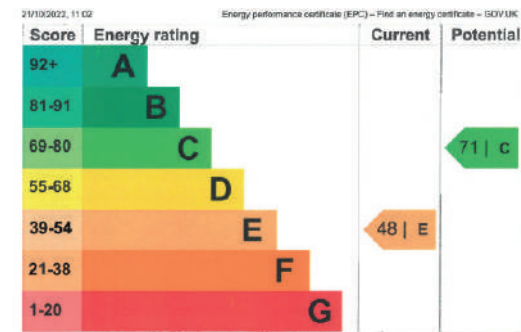
## UPLIFT CLAUSE

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy condition.

## NOTE

Further land may be available by separate negotiation.

## ENERGY PERFORMANCE RATING: RdSAP Rating: E



## LOCAL AUTHORITY

East Herts Council  
www.eastherts.gov.uk  
01279 655261

Council Tax Band D.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING

Strictly by appointment with the selling agent Acorus.

## IMPORTANT NOTICE

Acorus Rural Property Services Ltd for themselves and for the Vendors/Lessors of this property give notice that:

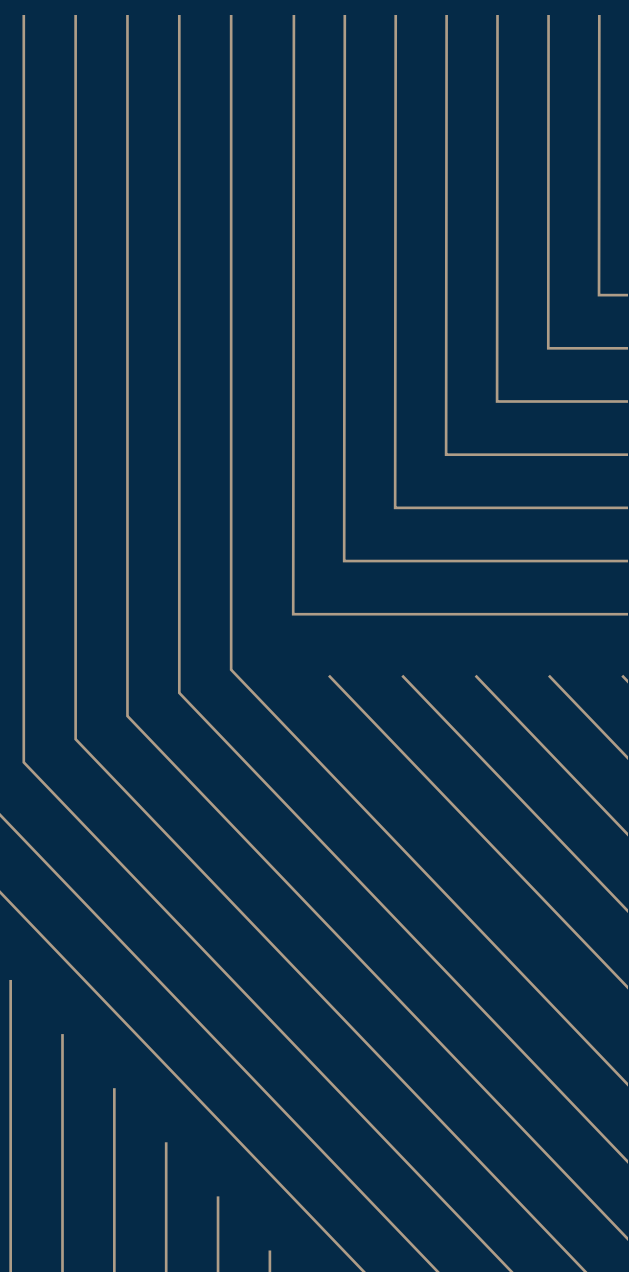
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## MONEY LAUNDERING

Please note in line with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Acorus Rural Property Services Ltd are required to carry out Customer Due Diligence checks on parties to a property transaction, including proof of identity and identifying sources of funds.

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