

River Cottage, St John's Lane, Great Amwell, Ware

River Cottage, St John's Lane, Great Amwell, Ware SG12 9SU

Idyllically located Grade II listed large cottage dating back to Elizabethan times situated in delightful riverside gardens close to the village church at the end of a quiet no-through road.

Drawing room • Sitting room • Dining room • Kitchen • Pantry • Cloakroom • 4 bedrooms • 2 bathrooms • Separate WC • Established cottage gardens • Garage and parking

London 22 miles, Ware 2 miles, Hertford 4 miles, Stansted Airport 22 miles

Amwell is a very pretty, small village, with a public house and a church, situated 1½ miles from Ware and 3½ miles from Hertford, both which have a regular rail service into London's Liverpool Street. St Margaret's station is a pleasant and short walk along the river from which 2 trains run hourly into London in 41 minutes. There is also easy access to the A10 leading to the M25 and A1 and Stansted Airport. The area is well served for education with a primary school in the village and secondary schooling in Ware and Hertford and in the private c-educational sector at Heathmount Preparatory School and Haileybury College. The village is named after Emma's Well, a spring which forms one of the sources of The New River. The River, which was constructed in 1613 by Sir Hugh Myddleton to take water to London, flows from a beautiful large pool in front of the cottage and runs all the way to Clerkenwell. This enterprise gave the metropolis its first clean supply of drinking water and would have radically changed the health and sanitation of the city.

River Cottage is a very picturesque cottage formerly a farmhouse which features in many 18th century topographical drawings of Amwell and sits in a conservation area close to the footbridge over the New River. Its earliest parts are Elizabethan in origin being re-modelled c1811 by the engineer William Mylne as his house and later altered in 1891 by Robert Mylne whose initials and date can be seen on the plastered chimney. There is an oval plaque on one of the gables of River Cottage depicting the Mylne family crest.

The setting of this beautiful Grade II listed cottage has to be seen to be fully appreciated positioned down a peaceful and tucked away private road nestling between the village church and the tranquil waters of the river. The gardens run down to the river's edge and are well stocked with mature plants and trees including magnolia, wisteria, holly and apple and are mainly laid to lawn with attractive brick and flint walls. This historically and architecturally interesting and unique property retains many original features including oriel and leaded windows, fireplaces including a brick inglenook, exposed beams and bread oven in the dining room and is in need of refurbishment.





On the ground floor of the house are an entrance hall, 3 good size reception rooms, a kitchen with the original walk in pantry and flagstone flooring under the parquet in the dining room, a cloakroom and a rear hallway with access to the garden and secondary staircase to the first floor.

On the first floor are 4 large bedrooms, all with fireplaces (some currently boarded), original linen cupboards on the landing, 2 bathrooms and a separate WC. All the reception rooms and bedrooms have views over the garden and up or down the river through original leaded windows and of particular note is the attractive oriel window in bedroom 3.

In all extending to 0.6 of an acre with 115m of river frontage.

Additional information

Viewing

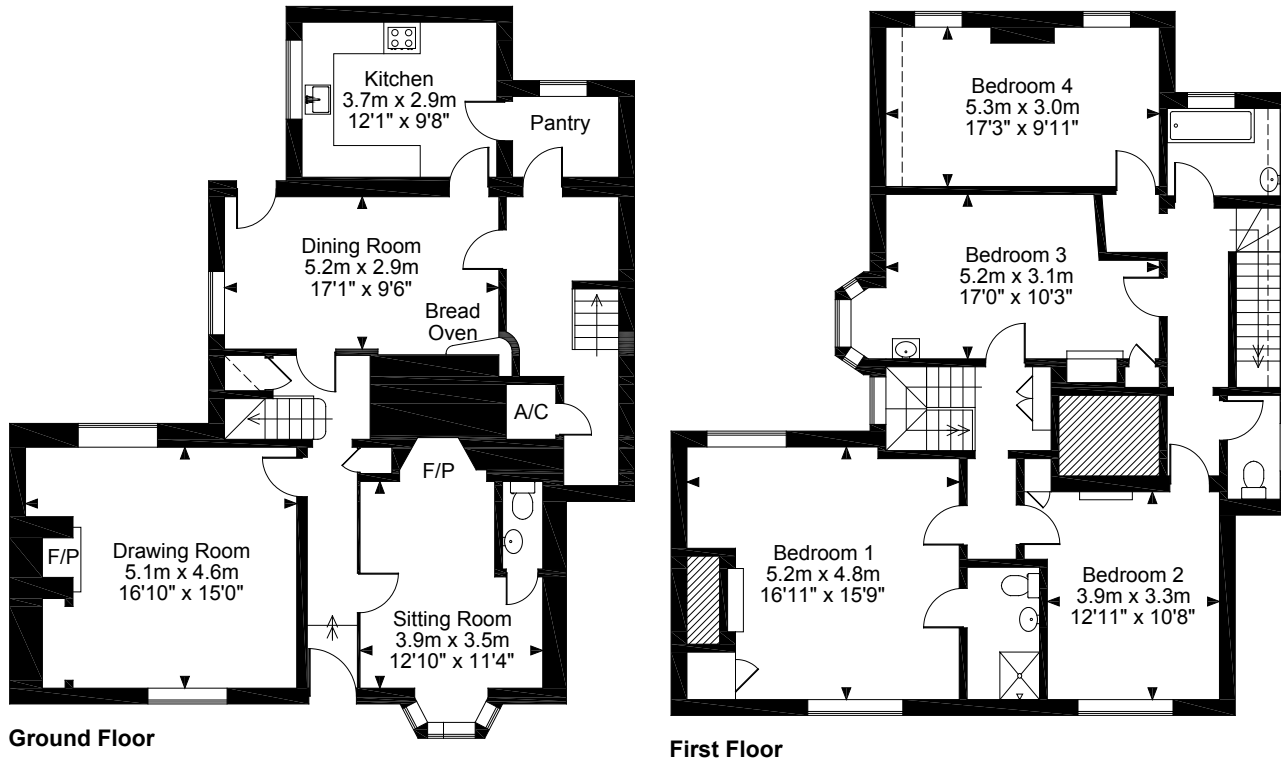
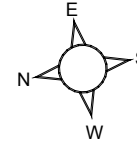
Strictly by appointment through the selling agents Carter Jonas T: 01223 368771

Directions - SG12 9SU

From the A10, take A414 exit signposted Harlow/Chelmsford and Ware South. At the first roundabout take the A1170 (Pepper Hill) signposted to Great Amwell. Turn right (signposted St John The Baptist Church) into Cauthery Road and then bear right into front of the public house into St John's Lane. The house can be found on the left past the church.



River Cottage, St John's Lane, Great Amwell, Ware
Approximate Gross Internal Area
2,170 sq ft / 202 sq m

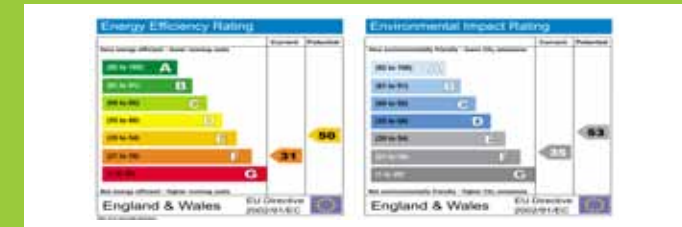


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8144995/CMN



Important information

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

T: 01223 368771

6-8 Hills Road, Cambridge CB2 1NH

E: cambridge@carterjonas.co.uk

carterjonas.co.uk

