

Black Bull House Dassels
Ware, SG11 2RP
Guide price £1,250,000





Black Bull House Dassels Ware, SG11 2RP

The property immediately impresses with its classic red brick elevations and elegant symmetry, while internally it combines retained period charm with practical contemporary spaces designed for modern lifestyles. The welcoming entrance hall leads through to a series of well-proportioned reception rooms, each with its own individual character. The principal living room is a particularly striking space, rich in original features including exposed timbers, brick fireplace and wood burning stove, creating a warm and atmospheric heart to the house. A further sitting room/snug with wood burner provides additional flexibility and could serve equally well as a family room, reading room or playroom, with doors leading to the garden room.

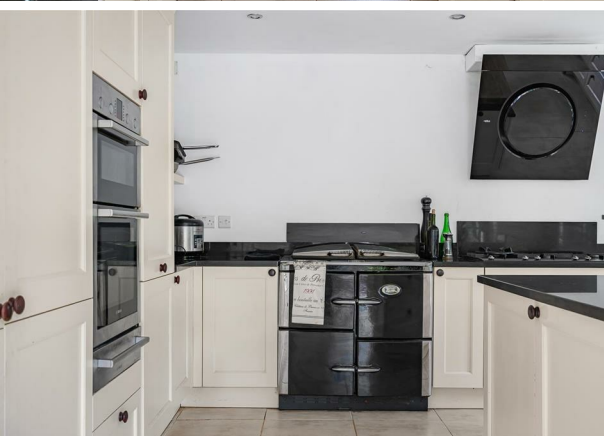
The formal dining room enjoys excellent proportions for entertaining and family gatherings, while to the rear of the house the extended kitchen/breakfast room forms the natural social hub of the home. Bright and spacious throughout, the kitchen offers extensive cabinetry, central island, Rayburn and generous dining space with large picture windows and doors overlooking the gardens. A separate utility room adds practicality and additional storage.

Upstairs, the accommodation continues to impress with five genuine double bedrooms arranged over a spacious first floor landing. The principal suite is particularly generous, benefiting from a stylish en-suite bathroom and dressing area/walk-in wardrobe. The remaining bedrooms are all well-sized and served by a substantial family bathroom.

Externally, the grounds are a major feature of the property. The mature rear garden offers an exceptional degree of privacy with expansive lawned areas, established trees and beautifully planted borders creating a peaceful and secluded setting. Multiple seating areas provide ideal spaces for outdoor dining and entertaining throughout the seasons.

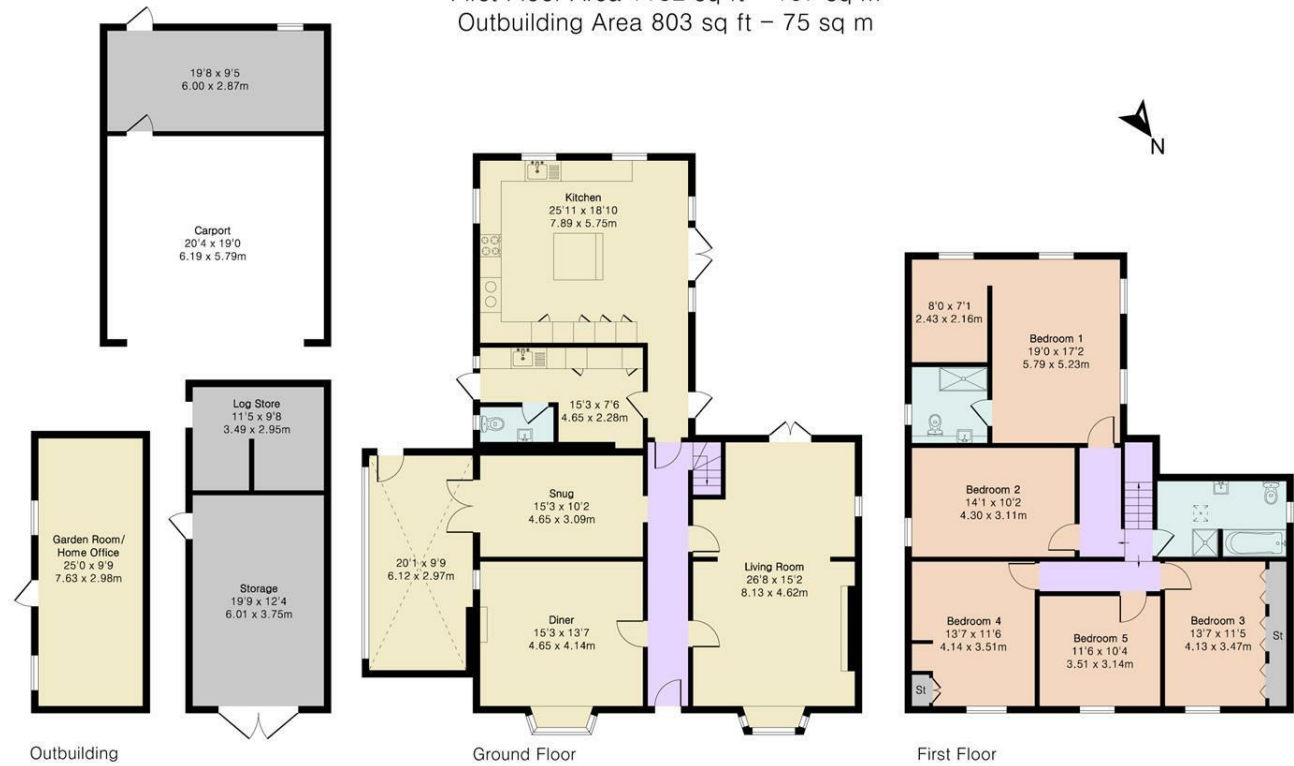
The detached outbuilding is a standout feature and significantly enhances the lifestyle appeal of the property. Ful





**Approximate Gross Internal Area 2760 sq ft - 256 sq m
(Excluding Outbuilding)**

Ground Floor Area 1608 sq ft - 149 sq m
 First Floor Area 1152 sq ft - 107 sq m
 Outbuilding Area 803 sq ft - 75 sq m



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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