

Bridgefoot House

Union Terrace, Buntingford,
Hertfordshire, SG9 9AP

OIEO £780,000

country properties

We are delighted to offer to market this exceptional Grade II listed Regency residence, occupying a prominent position in the heart of Buntingford. Originally constructed in around 1836 by renowned architect William Thomas Nash as part of the former Buntingford Union Workhouse, Bridgefoot House has been sympathetically transformed into a remarkable family home. Extending to approximately 3,023 sq. ft. over four floors, the property beautifully combines its rich history with high-quality modern living while retaining an abundance of original period features.

A grand flight of steps leads to the original front door, opening into an impressive entrance hall with high ceilings, wood panelling and underfloor heated tiled flooring, setting the tone for the accommodation throughout.

The ground floor offers a superb balance of formal and informal living spaces. The beautifully appointed kitchen/breakfast room is fitted with handcrafted shaker-style cabinetry, granite work surfaces, integrated appliances and ample space for family dining, with direct access to the courtyard garden. The elegant dining room features parquet flooring and a striking fireplace with log burner, while hidden behind a secret bookshelf door is a charming sitting room complete with an open fire and reclaimed parquet flooring. A stylish cloakroom completes this floor.

The fully tanked lower ground floor provides exceptional versatility with wet underfloor heating throughout. This level comprises a spacious games room, cosy snug, bespoke home office, generous utility room with butler sink and extensive cabinetry, together with a substantial adjoining store room.

The first floor offers three generous double bedrooms, all retaining beautiful period features including original fireplaces, wooden flooring and cast iron radiators. The principal bedroom benefits from a luxurious en-suite shower room with underfloor heating, while the remaining bedrooms are served by an elegant family bathroom featuring both a deep bath and separate walk-in shower.

Occupying the second floor is a delightful fourth bedroom with a distinctive circular window overlooking the rooftops of Buntingford, together with a separate WC and wash hand basin, making it ideal as a guest suite or private workspace.

Externally, the property enjoys a secluded, low-maintenance courtyard garden with reclaimed original brick paving, creating a peaceful setting for outdoor dining and entertaining. To the front, there is private parking for two vehicles together with an electric vehicle charging point.

Ideally positioned within walking distance of Buntingford's High Street, highly regarded schools, independent shops and beautiful countryside walks, this outstanding home offers a rare opportunity to acquire a property of exceptional character, history and quality.

Early viewing is highly recommended to fully appreciate everything this unique home has to offer.

(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s)).

- Four bedroom, Grade II listed Regency home
- Set on 4 levels and approximately 3023sq ft of accommodation
- Tanked basement with underfloor heating, games room, snug/sitting room and study
- Character and original features, decorated to a high standard throughout
- Walking distance to High Street, shops, schools and countryside.
- EPC exempt & Council Tax Band F













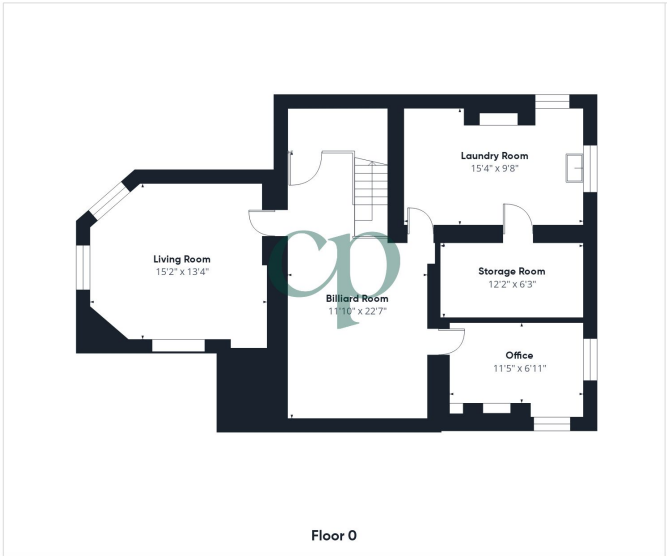




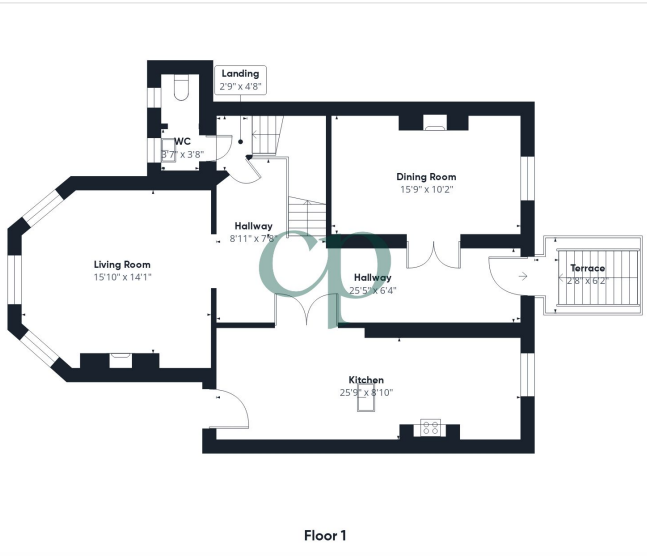




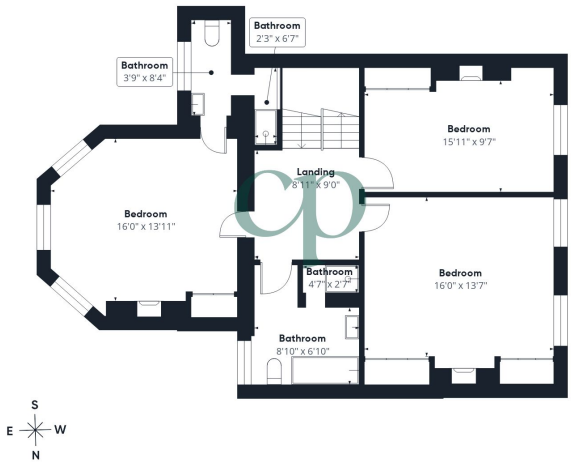




Floor 0



Floor 1



Floor 2



Floor 3

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Approximate total area(1)

2738 ft²

Balconies and terraces

56 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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