ANSTEY HALL
ANSTEY • HERTFORDSHIRE
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ANSTEY, HERTFORDSHIRE

A substantial Grade II Listed Manor House set in delightful rolling countryside

Main house
Entrance hall • Study • Drawing room
Sitting room • Dining room • Kitchen/breakfast room • Utility room • Boot room
Master bedroom suite with large dressing room • Guest bedroom suite • 4 Further bedrooms
2 family bathrooms

Cellars • Garaging • Gym
Formal gardens • Motte and Bailey • Historic moated site

Equestrian facilities and four residential properties also separately available

Available as a whole or in 3 Lots
In all about 16.36 acres

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These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.
**Situation**
(All distances and times are approximate)

- Buntingford 4 miles
- Bishops Stortford 12 miles
- Central London 32 miles

- M11 13 miles
- A1 15 miles

- Stansted Airport 17 miles
- London Heathrow Airport 60 miles

- Royston 10 miles
  (London Kings Cross 40 mins)

- Haileybury School, Hertford
- St Edmunds College, Ware
- The Leys and The Perse Schools, Cambridge
- Anstey Primary School, Anstey

- Hanbury Manor

**Historical Note**

- The Motte and Bailey castle site within the grounds of the hall is a scheduled, Ancient Monument and the castle has origins dating back before the Domesday Book being attributed to the useless Count of Cologne who held the manor at that time. 1218 saw Nicholas de Anstey having to reduce his castle and it subsequently passed into the King’s hands in 1225.

- Motte castles are medieval fortifications which were introduced into Britain by the Normans and fragments of 13th century pottery have been found at the site which is a rare, early, post conquest monument.
Anstey Hall - Lot 1

- Anstey Hall is an exceptionally well located house set in a superb position enjoying spectacular views over the surrounding, rolling Hertfordshire countryside.
- Originating from the 17th century, Anstey Hall is listed grade II and had further additions made in the early 19th century and throughout the 20th century. The hall is constructed “on the site of the capital messuage which replaced the castle as the Caput of the manor.”
- Anstey Hall has been very well renovated and beautifully maintained by the current owners. The refurbishments have been sympathetic to the charming and period nature of the property and the period features combined with today’s modern technology create a truly exceptional family home.
- The large dining room benefits from a double aspect and an open fireplace, beautiful wooden floors create a cosy and elegant space.
- The Drawing room is accessed either from the hall or from a door off the dining room and is a delightful room, again with a double aspect and views over the countryside and into the formal gardens.
- Upstairs, the master bedroom benefits from an en suite bathroom and a large and well-appointed dressing room. Both the bedroom and dressing room are afforded stunning views of the gardens.

Gardens

- The formal gardens at Anstey Hall are a stunning feature of the property, from wide sweeping lawns to intimate paths lined with well stocked borders and manicured hedges. The gardens truly are a delight.
- There is also a Motte and Bailey with moated castle site which is an extremely interesting and historic feature of the property.
- In all about 5 acres

Lot 2

This includes a period building, Granary Cottage which is about 1,400 sq ft and has a large kitchen/breakfast/reception room as well as a sitting room and ground floor bedroom there are then three first floor bedrooms. Farm Office Cottage which is a detached building with three rooms and approximately 665 sq ft. Garden Cottage is of a similar size with similar accommodation and there is a flat on the first floor above Granary Cottage of just over 800 sq ft. There is a back drive to the cottages, some covered parking areas. In all about 0.31 acres.

Lot 3

Behind the Motte and Bailey and the formal grounds to the house are a number of post and rail paddocks. There is a separate driveway to the highway which also leads through to an all-weather ménage and large agricultural building which has been converted for equestrian use and has a number of stables. In all about 10.99 acres.
Approximate Gross Internal Floor Area

House - 452 sq.m. / 4865 sq.ft.

Outbuildings - 365 sq.m. / 3920 sq.ft.

Total - 786 sq.m. / 8460 sq.ft.

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**Tenure**
Freehold

**Services**
Mains water, electricity, private drainage, oil-fired central heating.

**Easements, Wayleaves and Rights of Way**
The property is offered for sale subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. Copies of plans showing public rights of way can be obtained from the vendor’s agents.

**Local authority**
East Hertfordshire District Council.
Tel: 01279 655 261
Hertfordshire County Council.
Tel: 01992 556 188

**Postcode**
SG9 0BY

**Directions**
From London head north on the A10. In Buntingford, turn right into Hare Street road, after a couple of miles turn left onto the B1368 to Barkway. After a couple of miles turn right signed to Anstey. The entrance to Anstey Hall is on the left just after the church.

**Viewing**
Strictly by appointment only through the vendors joint agents.
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