

  
brown & merry

Country House  
& Farm Sales

**THE OLD COACH HOUSE**  
**WEST LEITH, TRING**



## **THE OLD COACH HOUSE**

**DUCKMORE LANE**

**WEST LEITH**

**TRING**

**HERFORDSHIRE**

**HP23 6JR**

**GUIDE PRICE £1,350,000**

Dating from the end of the 19<sup>th</sup> century and originally constructed as a coach house and stables by the Rothschild family, The Old Coach House was sympathetically converted by the present owners in 1990 to form a generous and characterful four bedroom family home. Interestingly, there is also the opportunity to substantially extend the existing accommodation, as there is planning permission for the current stabling to be converted into ancillary accommodation, thus creating additional living space over two floors of around 2,500 sq.ft. Further details can be found on the planning section of the Dacorum Borough Council website, under reference 4/01069/13/FHA.

The Old Coach House is approached via a private road off Duckmore Lane. You enter the property through double electric gates which lead to a large gravelled courtyard, over which the house looks. Directly opposite the house, across the courtyard, lies the substantial stable block mentioned above, which comprises three unusually large stables – the Rothschilds once bred shire horses here – and what would once have likely been a tack room, as well as a second store room. To the rear of the property is an extensive, mature and well-tended garden affording fabulous views of the surrounding hills and woodland. The courtyard provides ample off street parking, in addition to which is an integral double garage.



## LOCATION

Whilst benefitting from its peaceful rural setting, The Old Coach House is also conveniently close to the popular market town of Tring, with its excellent and varied amenities. This popular market town offers numerous shops, boutiques, restaurants, and coffee shops, as well as a museum and theatre. Tring Station provides an excellent service to London Euston (approximately 35 minutes). Road links include the A41 which offers a swift connection with the M25 (Junction 20) and the M1 motorways. Leisure pastimes are well catered for with golf courses, equestrian facilities and shooting clubs all nearby.

## EDUCATION

Nearby Tring offers schooling for all including the well regarded Tring Upper School. In the independent sector schools include Tring Park School for the Performing Arts and Berkhamsted Collegiate.

## COUNCIL TAX BAND: G

## SERVICES

Mains water, electricity, Oil heating.

## VIEWING

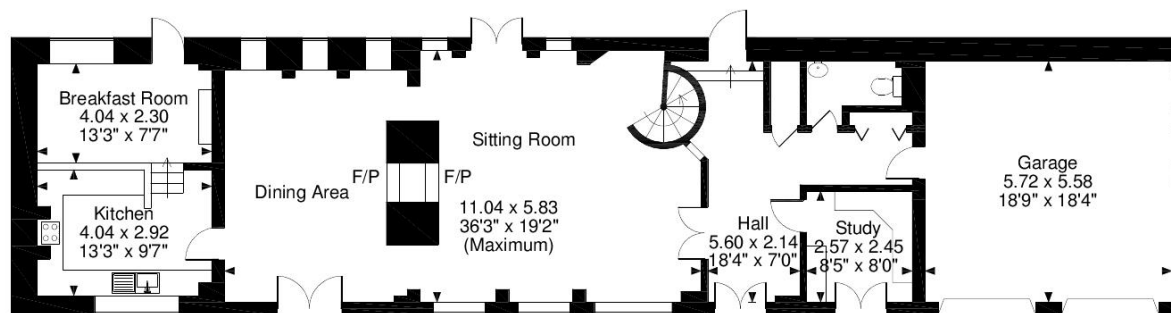
By appointment through the agents

## ENERGY RATING: D

Tel: 01296 624444 Email: [wendover@brownandmerry.co.uk](mailto:wendover@brownandmerry.co.uk)

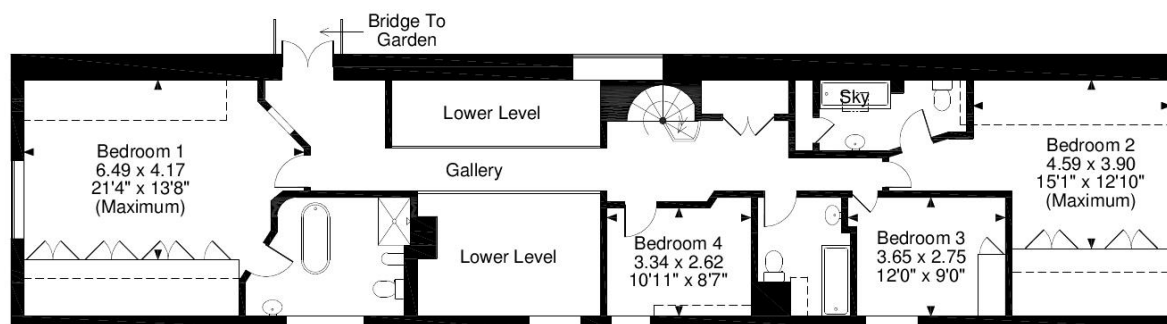
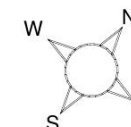




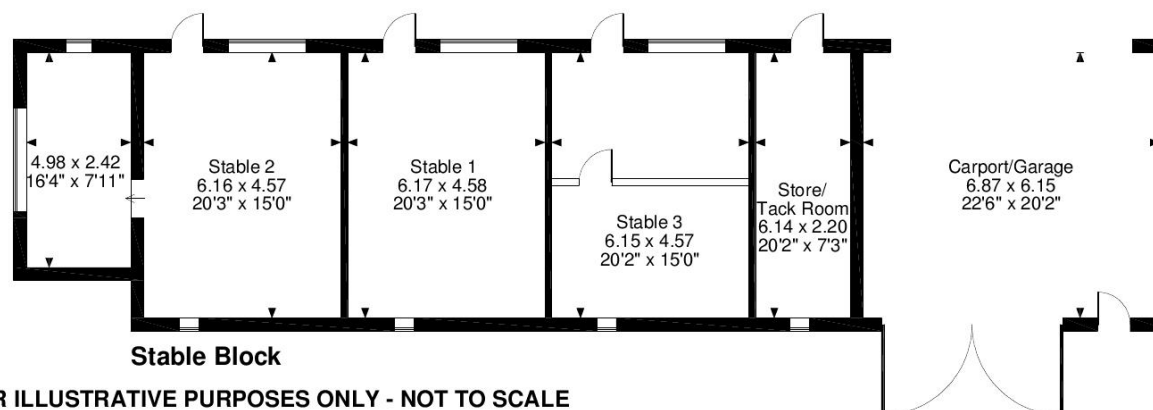


**Ground Floor**

**The Old Coach House, West Leith, Tring**  
**Approximate Gross Internal Area**  
**Main House = 2330 Sq Ft/216 Sq M**  
**Carport & Garage = 799 Sq Ft/74 Sq M**  
**Stable Block = 1074 Sq Ft/100 Sq M**  
**Store & Tack Room = 146 Sq Ft/14 Sq M**  
**Total = 4349 Sq Ft/404 Sq M**



**First Floor**



**Stable Block**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

□ □ □ □ Denotes restricted head height

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where a Home Information Pack or Home Report is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable reproduction charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts **Version 1**