



The Stables

Church Lane | Hunsdon | Herts | SG12 8PP

FINE & COUNTRY

Seller Insight

“ This exceptional family home enjoys a wonderfully picturesque location on the edge of the highly desirable Hertfordshire village of Hunsdon. ‘The building was originally constructed at some point in the late 19th century and formed both the coach house and stables belonging to Hunsdon House, which was a former Royal Palace of King Henry VIII,’ says the owner. ‘When my husband and I happened upon it thirty-two years ago we were attracted not only by its wonderful sense of history and absolute wealth of potential, but we were also enthralled by its unusual architecture. While from the rear it appears almost neo-Gothic in style, from the front it has the appearance of a large Victorian house and this was done so that it would be pleasing to the eye of those living in the Big House. It’s a unique property and it’s been such a privilege to own it.’

‘When we came here, just the upper floor of the coach house had been converted into accommodation, but we could see that it had enormous potential to be transformed into a very large and beautiful family home. My husband had incredible artistic vision and I had a strong feeling for both the history and romance of the property, so together I’d say we have succeeded in realising its potential but in a way that preserves the integrity of the building.’

‘We wanted to create accommodation to suit our needs, so we have five really good-sized bedrooms, a lovely big family kitchen/diner, a separate sitting room and a grand drawing room in which the original carriage doors have been replaced with French windows to create a satisfying connection with the outside space. It’s light, bright, beautiful and very spacious throughout, but I think there’s still so much scope to do more.’

‘It’s hard to say which is my favourite room, since each has its own special qualities,’ says the owner; ‘however, I would say that the large drawing room is the pièce de résistance. It’s a great space for family gatherings and extremely conducive to entertaining – I particularly love the way it connects so well with the garden.’

‘When we bought the property the garden was nothing more than a cobbled stable yard with no proper boundary so it was open to the driveway,’ continues the owner. ‘We have since transformed it into a pretty and wonderfully private space with an open lawn surrounded by mature trees and shrubs – a real sun-trap and a welcome oasis of calm.’

‘The house is stunning as it is, but there is still one section of the old stable block that remains unrenovated,’ says the owner. ‘It’s a huge space and there are a variety of exciting options waiting to be explored.’

‘I feel the location has so much to offer,’ says the owner. ‘We overlook a field and trees to the front, we can see the church to the left and the battlements of Hunsdon House’s tower to the rear – in fact dramatic views in every direction. The village boasts two good pubs, a Post Office and convenience store, a garage, and the transport links are very good. If I need to travel to London, I can hop on a train at nearby Roydon or St Margaret’s, or Harlow Town, using the Stanstead Express and arrive within 45 minutes.’

‘Naturally I will be very sad to leave, but I’m immensely proud of what we have achieved here,’ says the owner. ‘When we arrived, the property was in a very sorry state but we worked hard to breathe new life into it and the results have been extremely rewarding; however, there’s still plenty of scope for its new owners to come in and enhance the accommodation further to their own requirements.’*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

The Stables

Walking up to the front of the house makes one consider the history of this fine home. Being beautifully set next door to St Dunstan's Church with the grandeur of the former Royal Palace of Henry VIII as a back drop, The Stables is, in its own right an impressive and large detached family home with accommodation of great charm and character set out over two floors. Whilst offering well-proportioned and presented rooms there is still further scope for enlargement by converting the lovely large attached stable into additional accommodation or a self-contained annexe.

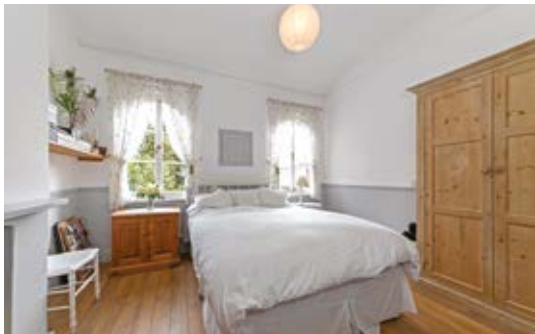
Walking into the large hallway you're drawn into the house and to the window in front of you with a lovely outlook over the garden. From the hallway is a very useful boot/store room together with a cloakroom. Off the hallway is a very impressive and bright drawing room with three pairs of French doors opening onto the gardens and a large open fireplace. This is a wonderful room for entertaining or for relaxing with the family.

The sitting/dining room is a really cosy room, again with open fireplace and adjoins the fabulous kitchen/breakfast room. The open vaulted ceiling with exposed timbers, AGA and feeling of space make this a room that draws everyone to it. Doors and windows open onto the garden and a door leads through to the study/playroom. Another room with vaulted ceiling, beams and a large wood burning stove.

From the study a door leads into the former stables which are presently used as storage but could be converted into additional accommodation or possibly a self-contained annexe. (The present owner has received confirmation from the local authority that one can do such conversion works without the need of planning permission but will need building regulation approval).

Upstairs there is an attractive double aspect landing, a family bathroom, a master bedroom with dressing room and en suite, a guest bedroom and en suite together with three further bedrooms. The bedrooms at the front enjoy far reaching views over countryside.







Step outside

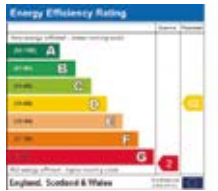
The Stables

Approached by its own entrance and large gravel driveway with ample parking for several cars. The gardens are in several parts with a long natural woodland garden to the very front adjoining Church Lane.

To the front of the house is a further gravel driveway and parking set behind a high hedge with box hedging, flower beds and shrubs. The driveway leads to the Garage with up and over door.

The rear garden is a particular feature and has been thoughtfully planted to enjoy colour and interest throughout the year. Across the rear of the house is a large pergola with climbers rambling through it. There is a lawn with numerous shrubs and evergreens together with various attractive patio/gravel seating areas together with a summer house.





- Hallway: 21'3 x 8'
- Drawing Room: 25'1 x 21'3
- Sitting/Dining Room: 21'3 x 14'2
- Kitchen: 22'5 x 14'2
- Study/Playroom: 14'7 x 14'2
- Stable Block: 39'7 x 17'
- Bedroom 1: 23'2 x 14'11
- Walk in Wardrobe: 10' x 7'4
- Bedroom 2: 12'6 x 10'5
- Bedroom 3: 12'6 x 8'6
- Bedroom 4: 14'4 x 7'11
- Bedroom 5: 10'9 x 9'3
- Garage: 22' x 8'2

For guidance purposes only. Not to scale. This floor plan should not be relied upon as being accurate.
Any interested parties should satisfy themselves as to the dimensions and detail of the property themselves.



Total area approx. 380.0 sq. metres (4090.1 sq feet)



Agents notes: All measurements are approximate 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 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. Copyright © 2018 Fine & Country Ltd. Registered in England and Wales. Company Reg No: 05488780 Registered office address: Market Rd, Saint Ives, Cambridgeshire PE27 5YZ Printed 02.05.2018





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