



The Folly • Willian Road • Great Wymondley • Hitchin • Hertfordshire • SG4 7ET

Guide Price £1,800,000

Charter Whyman

TOWN & VILLAGE HOMES





REMARKABLE INDIVIDUAL HOME OUTSTANDING ECO CREDENTIALS IMPRESSIVE "A" RATING FOR THE EPC

THE PROPERTY

Approached via a sweeping gravel driveway, this remarkable modern home stands elevated in its fine plot. In a former existence this barn-style property housed traction engines; it has now been transformed into an outstanding eco-house with the highest standards of insulation, which help it achieve an excellent EPC score. The underfloor heating system supplied by the ground source heat pumps located in the boiler room is so effective that the present owners have never found the need to use the circuits on the first floor. The lower slope of the roof at the rear is clad in solar panels cleverly designed to be virtually indistinguishable from the slates covering the remainder of the roof. Triple-glazing completes the eco credentials.

The ground floor is principally open-plan with spacious sitting, dining and kitchen/breakfast areas. It is completed by separate entrance lobby, study, cloakroom/WC, laundry and boiler room. A splendid feature staircase leads to the part galleried landing and four double bedrooms, each with its own en suite bathroom or shower room.. The attached double garage has planning permission for conversion to additional accommodation, if required.

THE OUTSIDE

The house stands in a fine plot extending to 1.33 acres, with the house and approximately half the plot falling within the Great Wymondley Conservation Area. The remainder of the plot is within the greenbelt. The section within the Conservation Area formerly formed part of the grounds of the neighbouring Grade II listed property, hence the exacting standards of design and specification of this superb home.

The plot measures approximately 272' by 271' (83m x 82.7m) overall. To the front and side are extensive lawns, herbaceous beds and borders, a small orchard, mature specimen conifers, ornamental shrubs and trees. A raised terrace adjoins the front of the house with paving and attractive planting including ornamental shrubs.



STUNNING 1.33 ACRE GARDEN PLOT TWO DOUBLE GARAGES ATTRACTIVE VILLAGE SETTING

THE OUTSIDE (con.)

To the right of the house is a splendid part walled kitchen garden with raised beds and complete with a traditional T-shaped green house, the main part of which measures approximately 16'4" by 10' (5m x 3.03m). To the rear is a further lawn with raised border, pergola and ornamental shrubs and trees. Garden store, approximately 13' by 9'10" (4m x 3m).

Wide gates open to the driveway and generous forecourt providing ample off-street parking and leading to both the attached double garage and the detached outbuilding comprising a second double garage and adjoining garden store.

THE LOCATION

The Folly is located on the northern side of the picturesque village of Great Wymondley, ironically, smaller than neighbouring Little Wymondley with which it forms a single civil parish. The village lies to the east of the highly regarded market town of Hitchin in north Hertfordshire, less than 2 miles from Hitchin's mainline railway station. Regular services run to London throughout the day, The fastest service to King's Cross takes just 29 minutes; more frequent services to St Pancras take 33 minutes. Junction 8 on the A1(M) is just a mile and three-quarters away.

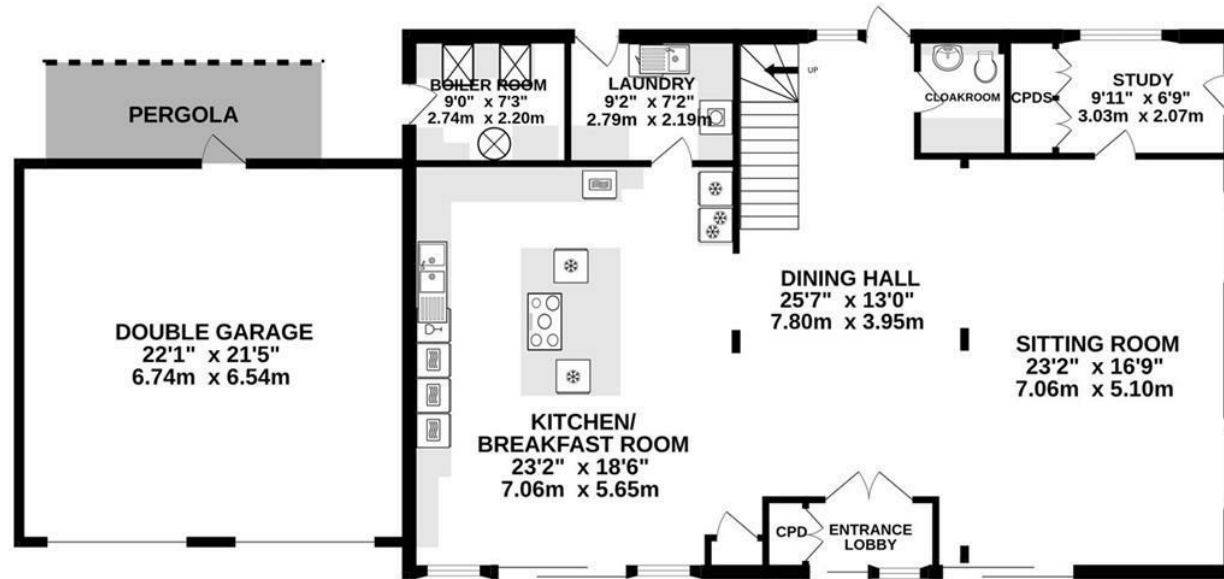
Great Wymondley is served by a pub and its historic parish church; the local primary school is in Little Wymondley. Hitchin provides an excellent range of amenities including a wide choice of shops, excellent schools, pubs, restaurants and leisure facilities. The towns of Letchworth Garden City, Baldock and Stevenage are also nearby to widen the choice.







GROUND FLOOR
1414 sq.ft. (131.4 sq.m.) approx.



THE FLOOR AREA EXCLUDES THE GARAGES & GARDEN STORE

TOTAL FLOOR AREA : 2592sq.ft. (240.8 sq.m.) approx.

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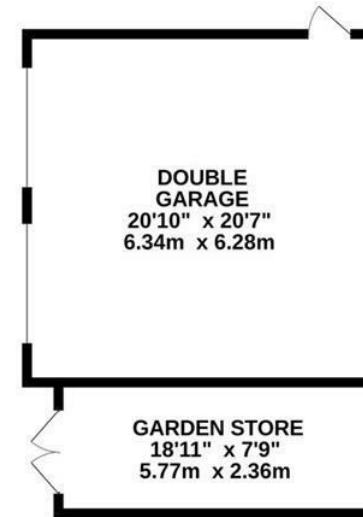
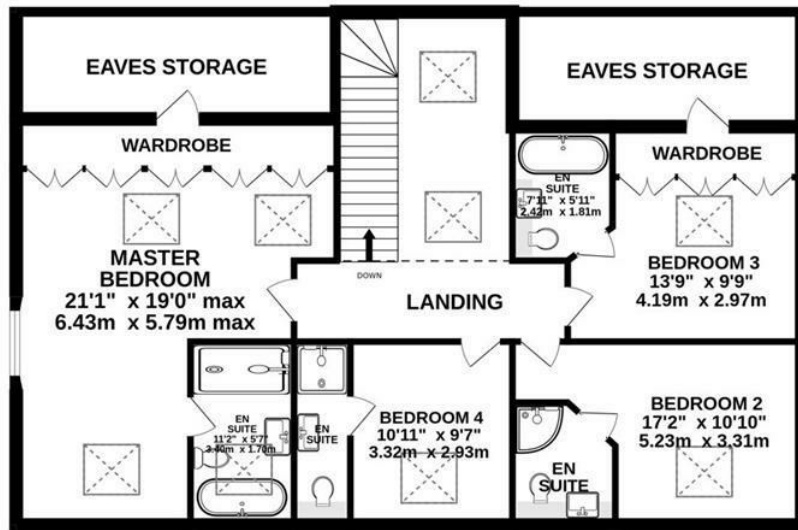
These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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1ST FLOOR
1178 sq.ft. (109.4 sq.m.) approx.

OUTBUILDING
575 sq.ft. (53.4 sq.m.) approx.



THE FLOOR AREA EXCLUDES THE GARAGES & GARDEN STORE

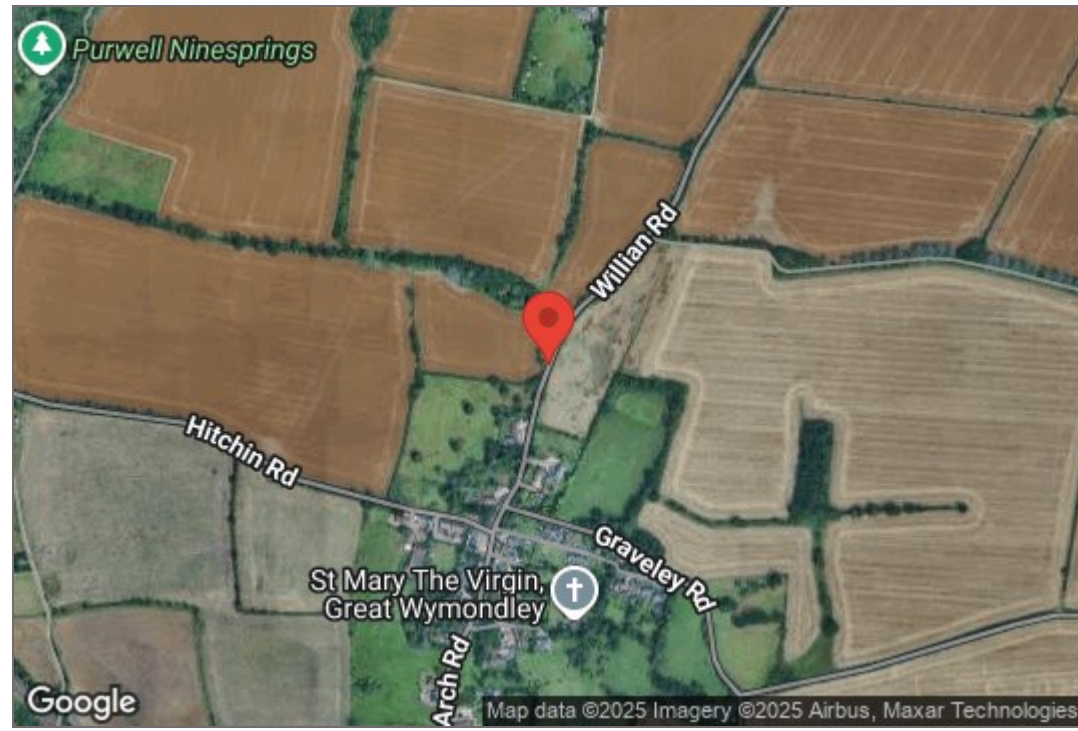
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TENURE

FREEHOLD

RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

CONSTRUCTION

The house retains the metal frame of the original engine shed, but was otherwise completely rebuilt in 2014/15. The insulated frame is clad with timber weatherboarding externally, under a pitched slate roof.

SERVICES

Mains sewerage and electricity are connected to the property. Water is provided from a private borehole.

EPC RATING

Band - B

BROADBAND SPEED

A choice of providers with claimed download speeds of up to 1,800 Mbps.

MOBILE SIGNAL

Most providers claim up to 5G coverage.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000
www.north-herts.gov.uk

COUNCIL TAX

Band - G

CONSERVATION AREA

The house and approximately half the plot falling within the Great Wymondley Conservation Area, the remainder of the plot is within the greenbelt.

FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

VIEWING APPOINTMENTS

All viewing and negotiations strictly through
Charter Whyman.

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37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

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www.charterwhyman.couk