



Bullbeggars Lane, BERKHAMSTED HP4 2RS



"Lismere House" was built approximately in the 1800's and extended further to create an impressive entrance hall and additional accommodation. The property is accessed via gates off Bullbeggars lanes with a sweeping driveway leading to the main house. This charming period property offers unique and expansive accommodation throughout with split level accommodation spanning over four levels including the cellar.

Upon entering the property, you are immediately blown away by the bright and impressive split level entrance hall, opening onto the lounge, access to the cellar and stairs ascending to the top floor. Of particular note is the lounge with multiple windows looking onto the Grand Union Canal as well as French doors leading to the back terrace. This lovely reception provides an ideal space to receive guests with access to the dining room and kitchen. The wood panelled dining room benefits from a bay window and built-in display units. The kitchen is fitted with a range of wall and base units, with natural light flowing through the bay window with views of the garden. On the top floor you find four generous bedrooms, bathroom, shower room and a walk-in airing cupboard. The principal room is generous in size and enjoys stunning views of the Grand Union Canal.

Annexe

The Annexe has recently been refurbished and comprises of a lovely open-plan living room/kitchenette with a large bedroom and en-suite. The annexe offers great and versatile accommodation and can be utilised either as a perfect guest suite or a teenager's paradise. The games room spans over 40ft, whether you prefer table tennis, pool or computer games, you can certainly accommodate all this in this room.

Cellar

The cellar has three areas of which one is the wine room. There is power and light to cellar and ample storage and windows to the side. The original heating system (requires updating) is also housed in the cellar.

Outside

One of the many features of this charming property is the grounds which exceeds over 3 acres, with a variety of mature trees, shrubs and lawn areas. There is plenty of outside space for the whole family to enjoy, whether is walking through the meadow or by the canal, entertaining friends and family by or creating a feature play area for the children to enjoy with climbing frames, trampolines etc.





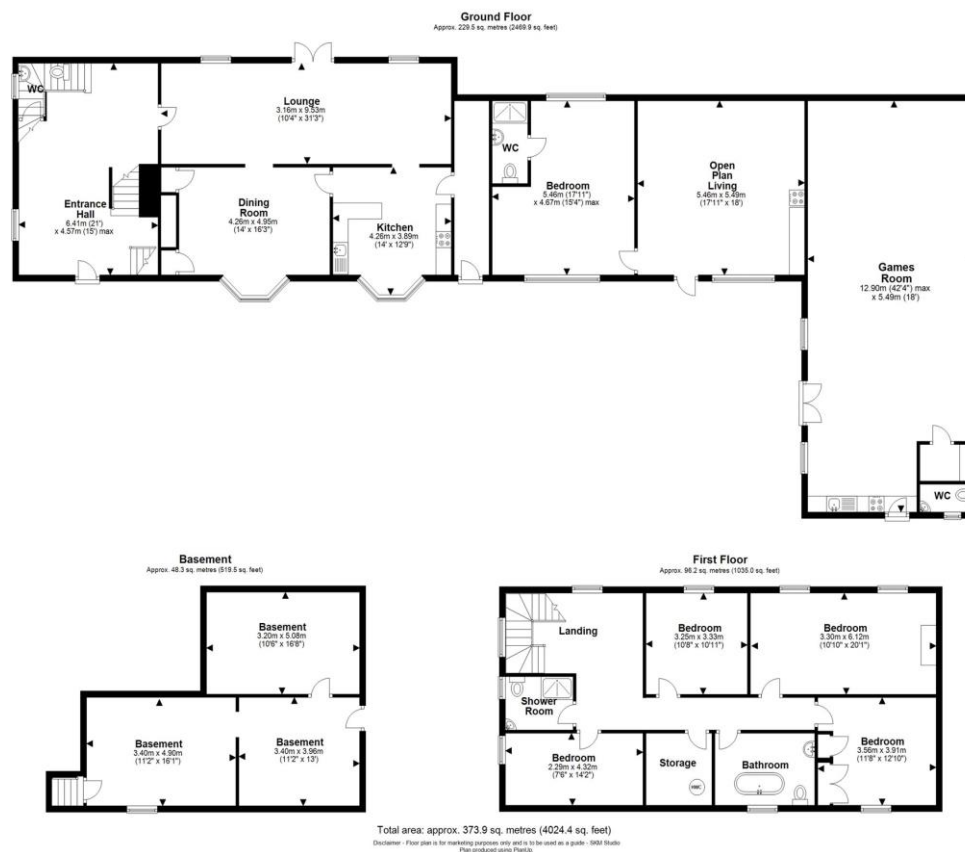
welcome to Bullbeggars Lane, BERKHAMSTED

- Period Property
- Detached
- Four Bedrooms
- Annexe
- Generous Gardens

Tenure: Freehold EPC Rating: F

offers in excess of
£1,250,000

"Lismere House" is a deceptively spacious canal side residence, with a generous plot of over three acres, situated in a tucked away location off Bullbeggars Lane. This property requires refurbishment throughout to fulfil today's living needs.



Location

Lismere House is located approximately within 2 miles of the centre of Berkhamsted, where a variety of cafes, restaurants, bars and boutiques can be found, as well as familiar high street names such as Waitrose, Marks & Spencer and Starbucks, there are also excellent schools including Berkhamsted School and other local Schools within a short distance. Sporting facilities including tennis, cricket, football and bowls are all nearby and the gateway to the Chilterns AONB countryside is just a stroll away with delightful walks on Berkhamsted Common.

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Property Reference:
BKH102902- 0003

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