



Glebe House
Little Hornead, Hertfordshire

Glebe House, Little Hormead, Nr Bishops Stortford SG9 0LT

A superb Grade II listed Georgian country house standing in mature grounds

Buntingford 3 miles, Bishops Stortford 9 miles (Liverpool Street 38 mins), M11 (J8) 15 miles, Cambridge 26 miles, London 42 miles

Reception hall | Three reception rooms
Kitchen/breakfast room | Conservatory
Utility room | Cellar | Principal bedroom suite with dressing room and en-suite bathroom
Guest suite with en-suite bathroom | Five further bedrooms | Two bathrooms

Heated swimming pool | Hard tennis court (in need of repair) | Garaging and Stables

Self-contained studio cottage | Mature gardens and grounds | Paddock

About 4.12 acres

The property

Glebe House is one of the finest houses situated in the popular Pelhams, an area of unspoilt rural Hertfordshire countryside. The house is believed to date back to 1738, a Grade II Listed building of architectural and historical interest. Most of the fine original features remain and the property provides excellent well planned family accommodation laid out over three floors together with a large cellar.

Of particular note is the Drawing Room, centred on an attractive open fireplace with views over the mature gardens to the rear of the house and double doors opening through to the Sitting Room/Cinema Room. The kitchen has been extended over the years and now provides comfortable dining and sitting areas as well as an oil fired Aga.

The bedroom accommodation is comfortably arranged over two floors with the principal suite extending across the whole of the first floor incorporating a newly installed bathroom.

The gardens and grounds provide a mature and tranquil setting for the house, laid mostly to lawn, studded with a selection of mature trees. There is a swimming pool and an all-weather tennis court both in need of repair. Situated across the lane is a level, paddock of approximately $\frac{3}{4}$ acre.

Location

Little Hormead is a popular East Hertfordshire village approximately 3 miles from Buntingford, where there is a school, shops and other facilities. The A10 trunk road is approximately 2 miles from the village and provides road links with Hertford, Ware, the M25 and London. There is a local village school in Great Hormead and further local shops and school in Braughing, approximately 3 miles to the south. The market towns of Bishop's Stortford and Hertford offer more comprehensive amenities including mainline stations to London's Liverpool Street (approximately 30 minutes). On the outskirts of Bishop's Stortford access may be gained to the M11 motorway (J8) linking with London, the M25, Cambridge and the Midlands.

There is an excellent selection of both primary and secondary schools in the district including Heathmount, St Edmunds, Bishops Stortford College, The Purse, The Leys and Haileybury College





Historic Note

Glebe House dates back to 1738, built on the site of an earlier rectory and named Glebe House in 1899. In 1912 the property was purchased by Lady Sophia Gifford who had been Superintendent of the Nursing Department of the Red Cross during the Boer War. In 1912, at the outbreak of the Great War, Lady Gifford sold Glebe House to a community of nuns. The convent lasted for only a few years and by 1922 Glebe House had again become a private residence. It is believed that the nuns sold Glebe House to finance the expansion of St Mary's School in Bishop's Stortford.

General

Method Of Sale: The freehold is offered for sale with vacant possession of the whole on completion.

Services: Mains electricity and water are connected to the property. Oil fired heating. Drainage is to a private system.

Notes: Electrical and other appliances mentioned in the sale particulars have not been tested by Strutt & Parker; therefore prospective purchasers must satisfy themselves as to their working order.

NB. There remains an uplift clause on the paddock from a previous sale. Further information is available from the selling agents Strutt and Parker.

Fixtures and Fittings: All items normally known as tenants' fixtures and fittings are excluded from the sale. However, certain items may be available in addition, by separate negotiation.









Directions

From the M25, Junction 25 proceed north on the A10. Take the B1368 north east, signposted to Braughing. Continue through the villages of Braughing, Hay Street and Dassels, and upon entering Hare Street take a right hand turn by the Saab garage signposted to Little Hormead. Continue along this lane and at the T-junction turn right. Glebe House will be found a short way long on the left hand side, just before a thatched barn.

Viewing

Strictly by confirmed appointment through Strutt & Parker's London office, 020 7629 7282, and our St Albans office, 01727 84285

Bishop's Stortford

26 North Street, Bishop's Stortford, Herts CM23 2LW

01279 213343

Paddy.pritchard-gordon@knightfrank.com
knightfrank.com

Country Department

55 Baker Street, London, W1U 8AN

020 7861 1114

Edward.welton@knightfrank.com
knightfrank.com

St Albans

15 London Rd, St Albans AL1 1LA

01727 840285

stalban@struttandparker.com
struttandparker.com

Country Department

43 Cadogan Street, London SW3 2PR

020 7591 2213

london@struttandparker.com
struttandparker.com

[@struttandparker](#)

[f/struttandparker](#)

60 offices across England and Scotland, including Prime Central London

Floorplans

Main House internal area 5,443 sq ft (506 sq m)

Outbuilding internal area 1,151 sq ft (107 sq m)

Cottage internal area 306 sq ft (28 sq m)

Boiler Room internal area 30 sq ft (3 sq m)



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

--- Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8444946/LCO

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken November 2020. Particulars prepared November 2020. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited