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Broxbourne

A stunning Grade II Listed, Gothic Revival, School House conversion, set amongst beautifully landscaped cottage gardens, a short drive from the station.

Offers Over £800,000

01992 87 85 80



Overall Description

This property is a complete one-off, a most impressive Grade II Listed Victorian former school house, built in 1867, that has been sympathetically converted to create a stunning and stylish home. It is a perfect example of the Gothic Revival architecture of the mid to late 19th Century, with its high pitched slate roof, beautiful vaulted ceiling with exposed cross beams and pointed arch mullion windows and doors. The main living space is a real show-stopper, the large open-plan sitting/dining room dominated by the imposing Gothic arched window in the gable end and with the mezzanine level above adding even more drama. This property is beautifully appointed throughout, with its stylish modern kitchen and bathroom and yet retains so much of its original character, with richly stained antique pine flooring downstairs and carved stone fireplaces. The huge original key to the front door makes a statement all of its own! There are two large double bedrooms, the master with en-suite shower room on the ground floor and the guest upstairs with the added charm of exposed beams and a vaulted ceiling. There is a third bedroom on the open-plan mezzanine and a bathroom shared with bedroom two. Outside there are beautifully landscaped cottage gardens with a large central lawn area, pretty cottage style borders, fruit trees and a well-tended vegetable garden laid out into separate beds. The property is approached through a gateway onto a gravel drive with ample parking leading to the car-port. If you are looking for something out of the ordinary, a home grand enough to impress any visitor, but homely enough to make a perfect refuge from the hustle and bustle of city life, then look no further. You really do have to view this unique property to appreciate what it has to offer, so please do call to arrange a time to do so at your convenience.

Location

The property sits in a rural location, opposite The Hertfordshire Golf and Country Club, yet just outside the sought-after commuter town of Broxbourne. It is very well placed for transport links, with Broxbourne Railway Station being a five minute drive away (Liverpool Street in 28 minutes - Oyster Card accepted) and the A10 giving easy access to the M25. There are excellent schools locally with the Broxbourne Secondary School and both the Broxbourne and Wormley Primary Schools just down the road. Broxbourne has a good range of shops, restaurants and other amenities and there are excellent sporting facilities close-by including the Broxbourne Sports Club (tennis, squash, hockey, cricket, running) and the Broxbourne Sailing Club. Broxbourne Woods is on your doorstep (Hertfordshire's only National Nature Reserve and home of the Hertfordshire Zoo), making this an excellent location for lovers of the outdoors (walking, cycling, dog walking, etc.).

Accommodation

From the gravel driveway a path leads down to the front porch with Gothic arched front door into the:

Entrance Porch 9'1 x 4'3 (2.77m x 1.30m)

Cloaks cupboard with clothes rail and storage cupboard above. Cupboards housing oil-fired central-heating boiler and with space and plumbing for washing-machine. Fitted shelving. Period-style radiator. Original antique pine floorboards. Two arched windows and arched door into the:

Open-Plan Sitting & Dining Room 23'5 widest x 22'1 widest (7.14m widest x 6.73m widest)

A magnificent room with high vaulted ceiling and exposed cross-beam wooden rafters. Magnificent Gothic arched mullion window in the East gable and large mullion window to the north with two further windows set high on the roof-line. Corner fireplace with carved stone surround, multi-fuel burning stove and tiled hearth. Original antique pine floorboards. Three period-style radiators.

Kitchen 11'7 x 9'6 (3.53m x 2.90m)

Open-plan into the sitting/dining room area but separated off underneath the mezzanine above. Kitchen units with marble work-tops, ceramic sink unit (with hot, cold and filtered water taps) and marble splash-backs. Space for electric range-cooker with extractor above. Breakfast Bar. Fitted shelving units with lighting. Under-stairs cupboard with space for fridge/freezer.

Bedroom One 22'11 x 12'10 (6.99m x 3.91m)

Large mullion window to front with fitted shutters. Corner fireplace with carved stone surround, multi-fuel burning stove and slate hearth. Original antique pine floorboards. Fitted wardrobe units with clothes-rail and shelving. Fitted shelving units. Cupboard housing electrics. Period-style radiator.

En-Suite Shower Room 7'6 x 2'8 (2.29m x 0.81m)

Stained glass window into the kitchen. Shower cubicle with tiled surround. Low-level wc. Wash-hand basin. Tiled walls. Mirror with storage cupboard behind also housing the factory-lagged hot water cylinder. Stop-cock (hidden behind removable tile).

First Floor

From the sitting/dining room a grand staircase, with antique pine balustrade and polished mahogany hand-rail, leads up to the mezzanine.

Bedroom Two 22'9 x 10'3 (6.93m x 3.12m)

Two windows to front and one to rear. Vaulted ceiling with exposed timbers. Painted half-panelling to the walls and painted wooden floorboards. Fitted wardrobes with shelving above. Two period-style radiators.

Bathroom 8'3 x 5'4 (2.51m x 1.63m)

Sky-light to rear. Exposed beams. Panel bath with shower attachment and tiled surround. Low-level wc. Wash-hand basin. Half-tiled walls. Period-style heated towel-rail. Shelving. Opaque window to bedroom three.

Bedroom Three 12' x 9'6 (3.66m x 2.90m)

With antique pine balustrade overlooking the main reception space.

Outside

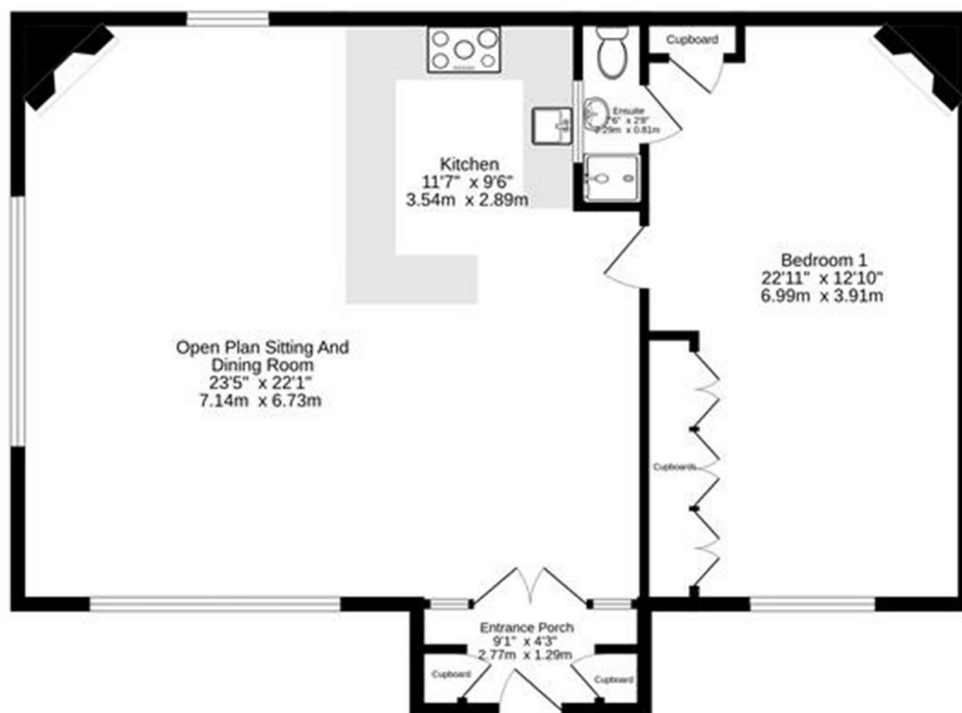
The property is entered though a gateway onto a gravel driveway which leads up to the timber CAR PORT. WORKSHOP: 11'7 x 7'6. Wood store. A path leads down across the garden to the front door. The gardens are a particularly attractive feature of Old School Hall, with well-stocked cottage garden flowerbeds, a good-sized lawn, selection of fruit trees and a well-tended vegetable garden with series of beds. Oil tank. Garden Tap.

Service and Other Information

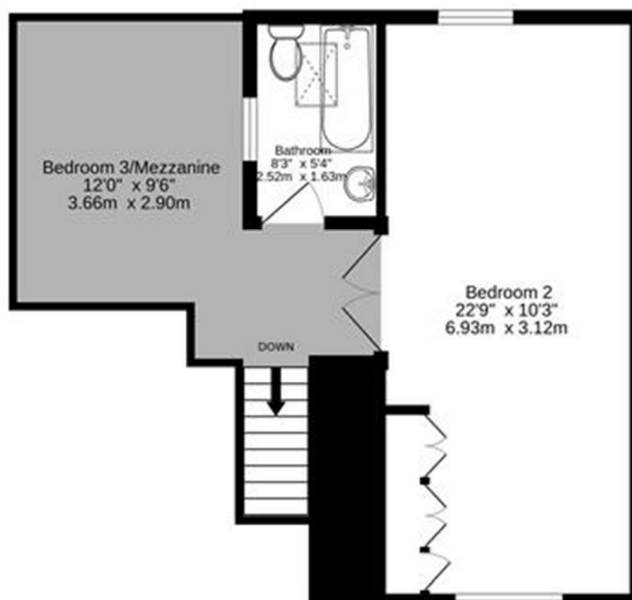
Grade II Listed. Mains water and electricity. Private drainage (septic tank with filtration system - shared with neighbouring properties - annual cost of c.£200 each). Oil-fired central-heating (there is no mains gas available although calor gas would be an option if so desired). TV point. Telephone/broadband connected.



Ground Floor
910 sq.ft. (84.5 sq.m.) approx.



1st Floor
288 sq.ft. (26.8 sq.m.) approx.




TOTAL FLOOR AREA : 1198 sq.ft. (111.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		
England & Wales	EU Directive 2002/91/EC	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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