



Lionacres House  
Hunsdonbury | Nr Ware | Hertfordshire | SG12 8PW





# LIONACRES HOUSE

*Lionacres House is a truly exceptional country home that has been greatly improved and refurbished in recent years, carefully and sympathetically blending the many historic period features with contemporary design and high-end specification, all perfectly complimenting the day to day needs and living requirements of today's discerning families.*

*Grade II listed, the house has a fascinating and impressive history being of outstanding historical importance. Rebuilt in 1832 at the expense of the Rector R U Calvert. During the second world war the house was commandeered by the RAF as officers' quarters who were flying out of Hunsdon airfield. They clearly enjoyed and recognised the importance of the house, as for their own convenience, they even connected the property to the mains drains, a fair task at the time! Originally the house was substantially larger, but two wings were demolished in the 1950's leaving a very handsome house constructed of white brick under a red tile roof.*

*Today, one finds a beautiful family home of substantial proportions offering a versatile layout with annexe and staff quarters, an impressive swimming pool complex, and quite unrivalled living accommodation, in all approaching some 9,000 sq'.*

*The particularly bright and spacious rooms are an absolute joy and whilst this is a home of truly impressive proportions, it is also a practical, welcoming family home.*





















# STEP INSIDE

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One enters through a large arched front doorway into a beautiful reception hallway with plaster rib vaulted ceiling leading into a quite stunning Dining Hall. From here doors lead to the principal reception rooms, the sitting room and drawing room, both of which are well proportioned and enjoy far reaching views over the parkland gardens. The kitchen/breakfast room is the hub of the home and has been bespoke fitted and designed with high end appliances and fitments to offer both a wonderful environment for the keen cook but also a room that draws and caters for family and friends to congregate in. French doors and windows open into the gardens and allow light to flood in. A glazed garden lobby links the utility room, the games room, a shower/cloakroom, the annexe and the swimming pool complex to the main house. The annexe provides two generous bedrooms, a bathroom and large open plan living space, ideal for a family member or for staff/office accommodation. The swimming pool complex is particularly impressive with large, heated pool and doors opening onto the terrace and gardens.

On the first floor, off the generous landing, one finds the principal bedroom suite that overlooks the gardens and surrounding countryside. There are three further en suite bedrooms and access to a roof terrace.

















































# STEP OUTSIDE

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The grounds are particularly impressive and extend to around 42 acres in all. The formal gardens are meticulously cared for with paved terraces adjoining the property beyond which are rolling lawns, well stocked borders and numerous mature and specimen trees. Beyond the formal gardens are paddocks and extensive woodland. In addition is a hard tennis court, in need of some TLC and a stable block.

Approached at the front through wrought iron gates a long driveway leads up in front of the house providing extensive parking and leading to the garaging.

## Location

Hunsdonbury is a small hamlet just a mile out of the popular village of Hunsdon. The village boasts two good pubs, with the Fox and Hounds having an excellent reputation locally for serving outstanding food and receiving a Michelin Bib Gourmand every year since 2012. In addition, there is a Post Office and convenience store, a village garage, St Dunstons Church together with excellent transport links with easy access to the neighbouring towns of Ware, Hertford, Bishops Stortford and Harlow. Commuters are well catered for with Harlow, Roydon, Ware or St Margaret's stations all within 15 minutes' drive. The area is perfect for those who wish to enjoy the surrounding countryside with many footpaths and bridleways to explore. Some fine golf courses are found nearby and the area benefits from many sports and recreational amenities. Both state and private education is very well catered for with Heathmount, Duncombe School, St Edmunds College, Haileybury College and Bishops Stortford College all within easy reach.







### General Information

Local Authority: East Herts DC 01279 655261

Council Tax Band: H

The property is Grade II listed and hence is exempt from requiring an EPC

All mains connected except for gas. Oil fired central heating.

The present owners have carried out many improvements to the house including extensive re-wiring and re-plumbing.





MAIN HOUSE/ANNEXE: 8937 sq.ft. (830 sq.m.) approx.  
 OUTBUILDINGS/GARAGE/STABLES: 1672 sq.ft. (155 sq.m.) approx.  
 TOTAL FLOOR AREA: 10609 sq.ft. (985 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.

EPC Exempt  
 Council Tax Band: H  
 Tenure: Freehold



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. Printed 24.04.2025









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