

# HIGH ELMS MANOR

Garston, Hertfordshire

£7,995,000



A unique opportunity to acquire a beautifully proportioned Grade II listed manor house, privately situated within 10 acres of grounds and gardens.

FINE & COUNTRY

High Elms Manor, formerly known as Garston Manor, has been described as 'one of the finest and most dignified medium - sized estates in the county of Hertfordshire'.

FINE & COUNTRY



With the oldest part of the property being of Georgian origin with later Victorian and Edwardian extensions, High Elms Manor offers an unprecedented opportunity to restore a magnificent period property to its former glory as a substantial home or as a boutique country hotel, private members club, care home, or other commercial enterprise.

## HIGH ELMS MANOR

Historic Grade II Listed Manor House

10 acres

24,343 Square Feet

Rare opportunity for both Residential and Commercial use.

## ACCOMMODATION

### Ground Floor

Entrance Hall, Inner Hall, Study, Sitting room, Morning Room, Drawing Room, Dining Room, Ball Room, Reception Room, Library, Kitchen, Games Room, Utility Room, Pantry, Store Room.

### First Floor

7 x Reception Rooms, 9 x Bedrooms, 3 x kitchens, 6 bathrooms, Laundry

### Second Floor

5 x Bedrooms, 2 x kitchens, 2 x Bathrooms

Grounds and outbuildings  
Extending to in excess of ten acres of flat usable grounds, lawn, gardens, and woodland. There are extensive portacabins that were used as classrooms, but would provide (subject to planning) further accommodation or leisure facilities.

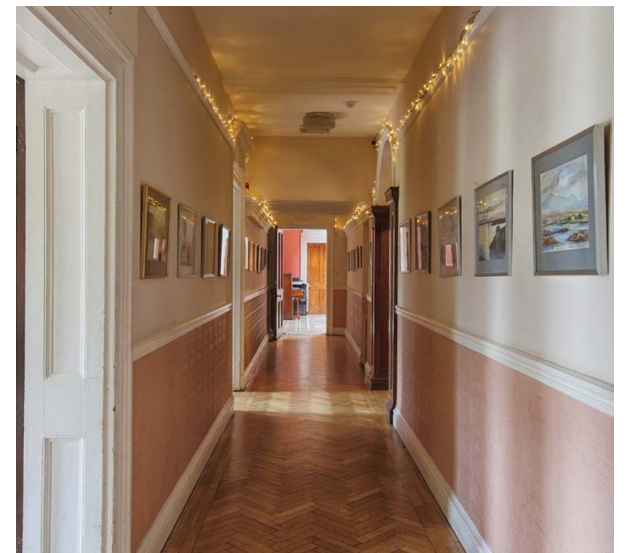
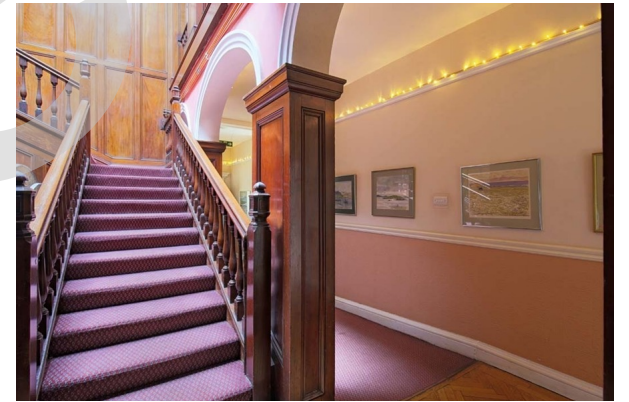


GUIDE PRICE  
**£7,995,000**





Locality I





**High Elms Manor**  
Approximate Gross Internal Area  
25491 sq ft - 2368 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

## ADDITIONAL INFORMATION

Mains water, electricity and sewage

Heating: Gas central heating to radiators.

Fixtures and fittings: All fixtures and fittings are excluded but may be available by separate negotiation

Postcode: WD25 0JX

Council Tax Band: D & C

Local Authority: Three Rivers Council

Energy rating: Exempt

Further details available on request

## LOCATION

Privately and conveniently located just 20 miles from central London, High Elms Manor is also ideally positioned to benefit from all the local amenities that Kings Langley, Abbots Langley and St Albans have to offer. The Grove private members club is but minutes away, as are direct rail links to central London.

**FINE & COUNTRY**

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