



Beaumont Road | Broxbourne | EN10 7QJ

A unique opportunity to purchase the East wing of a former manor house that has been divided into 3 very individual character homes within an overall plot of 1.6 acres of land which includes a walled garden, formal lawned garden and a wooded area. The property was originally built we understand in 1806 to a Gothic Style and is Grade 11 Listed and has far reaching views of open countryside. towards the London skyline.

The accommodation starts with a beautiful Gothic styled entrance door with access to an entrance hall with a solid oak turning staircase to the first-floor accommodation with storage cupboards below. A feature cloakroom with a Victorian styled high flush w.c. and hand basin leads off the hallway. The main living/ dining room which has triple aspect windows that overlook the open plan lawn to the rear has oak flooring, a feature fireplace, and 10'1 ceilings which are finished with ornate coving. One of the main features to the property is the equally sumptuous kitchen/breakfast room which also has a large picture window to the rear and further windows to the side of the house where you can see the courtyard garden. There is a large range of worksurfaces with twin sinks, range style cooker and a dishwasher. Leading from the kitchen is a boot room with access to the garden and a drying room. There is a study with a staircase that leads down to a basement level where there is a games room/gym and access to the original wine cellar.

Upstairs there is a large split-level landing with doors leading to the principal bedroom suite which has a lobby that leads through to the large bedroom area with a range of fitted wardrobes to one wall, a lovely bath/shower room with a claw and ball footed bath, shower cubicle, a wash hand basin and a separate w.c. The property benefits from gothic finished windows with views to the front, rear and side and benefits from gas central heating to radiators.

Externally

The property starts as you enter the no through road section of Beaumont Road at the top of Bread and Cheese Lane and you drive past the large white posts the property can be found on your left. There is ample parking to the front of the property, the carriage driveway and two further parking spaces in front of the detached double garage. To the side of the house is a gate that leads into the pretty courtyard garden that offers a private sheltered feel and gives access to the main gardens to the rear and the extensive walled gardens where there are a couple of sheds. The garden has a wide range of soft fruit trees and has been used for many years to grow an abundance of vegetables.

To the rear of the property there is a gravelled seating area that leads out onto the traditional lawned area. There is a legal agreement in place between the three owners of the Manor to have this lawn unfenced to enhance the aesthetics of the home. After the lawn there is an area of woodland with a range of trees.

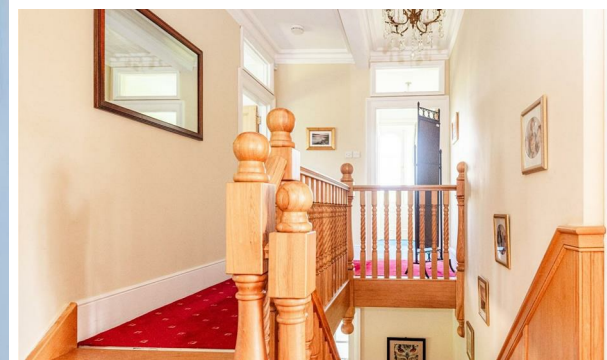
The property has a plot as mentioned with approximately 1.6 acres in total.

Amenities

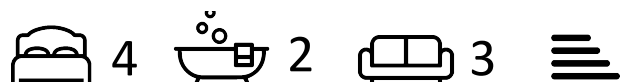
Mains Water, Mains Gas, Mains Electric. The property has a shared drainage system.

- The Wing of A Country House
- Double Garage
- 2 Bathrooms and a Cloakroom
- 4 Double Bedrooms
- Walled Garden
- Grade 11 Listed
- 1.6 Acre Plot
- 31'3 Living /Dining Room
- Large Kitchen/ Breakfast Room





Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



Tenure: Freehold
 Council: Broxbourne Borough
 Tax Band: F



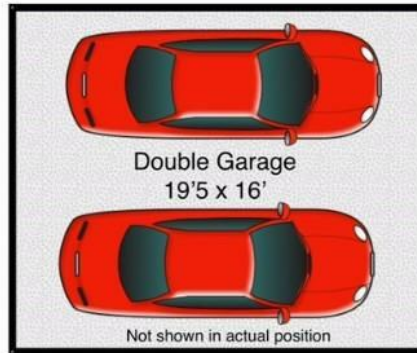




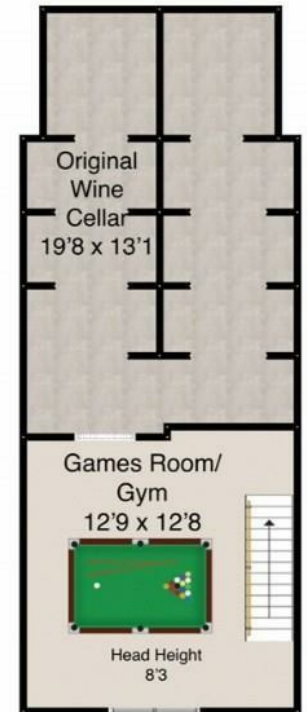
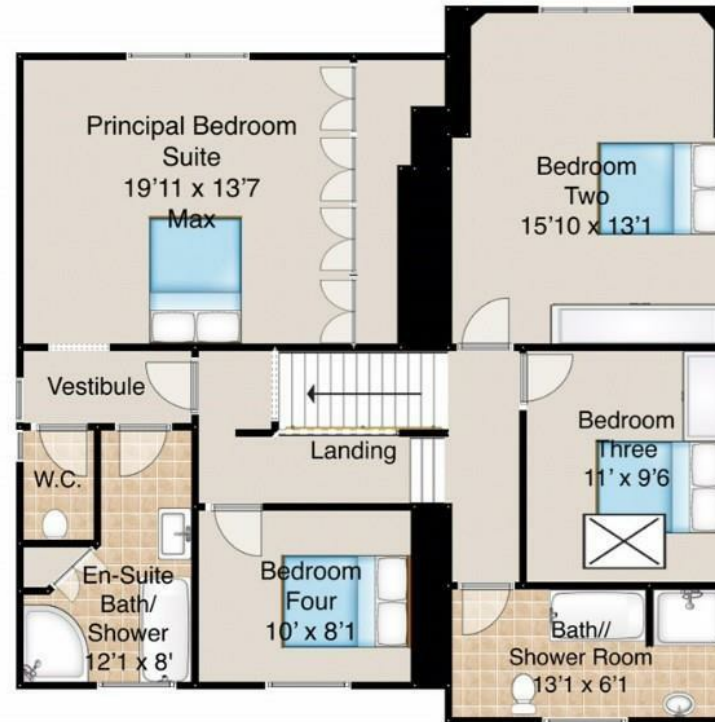




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Broxbourne
Hertfordshire



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Denotes skylight window



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