



## PENROSE HOUSE




Patmore Heath, Albury, SG11 2LT





# A CHARMING COUNTRY HOME ON THE EDGE OF PATMORE HEATH

Set in the peaceful conservation area of Patmore Heath, Penrose House enjoys a tranquil rural setting with excellent connections.

			EPC
6	4	5	E

Local Authority: East Hertfordshire District Council  
Council Tax band: H  
Tenure: Private drainage, mains electricity, mains water,  
oil fired central heating  
Tenure: Freehold  
What3Words: challenge.salsa.shells





## LOCATION

Set in the peaceful conservation area of Patmore Heath, Penrose House enjoys a tranquil rural setting with excellent connections. Bishop's Stortford station is within a 15-minute drive (approx. 4.4 miles), offering direct rail links to London Liverpool Street in around 38 minutes. The area is renowned for its exceptional educational choices both state and independent. Albury Primary School is 0.9 miles, Furneaux Pelham Primary 2 miles, with senior schools, particularly Anglo European (voted 5th best comprehensive by Sunday Times for academic achievement) together with Herts and Essex, Bishops Stortford High and St Mary's (all Ofsted 'Outstanding') all under 5 miles distant. The Independent options includes Heath Mount Preparatory School in Watton at Stone, Bishop's Stortford College recently voted in Top 100 schools in country also less than 5 miles away as is St Edmunds in Buntingford. The local area has a range of amenities including a range of good pubs The Catherine Wheel is within walking distance and the Brewery Tap is within 1.2 miles. Bishop Stortford town centre is a short drive away with shops, restaurants and amenities.





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Entering through the main doorway, you're welcomed into a spacious hallway that leads to a series of light-filled and versatile reception rooms.

A graceful drawing room with a working fireplace and sash windows that frame views of the rear garden, a peaceful conservatory bathed in natural light, a spacious sitting room, a quiet study, and a stylish cinema room for family movie nights. There is a cloakroom, downstairs WC, and ample storage spaces throughout.

At the heart of the home is the kitchen, thoughtfully designed for both daily living and entertaining. Featuring a central island, dining area, AGA, independent AGA unit with hob and 2 ovens, and underfloor heating, this space is both functional and inviting. A utility room just off the kitchen adds further practicality.

## FIRST FLOOR

Upstairs, the principal bedroom boasts a luxurious en suite, while five additional bedrooms provide flexible accommodation. One of the bedrooms includes an en suite bathroom, with a further family bathroom and shower room completing the layout. Two further attic rooms offer excellent potential for conversion for which (lapsed) planning permission exists under East Herts Ref 3/10/0112.





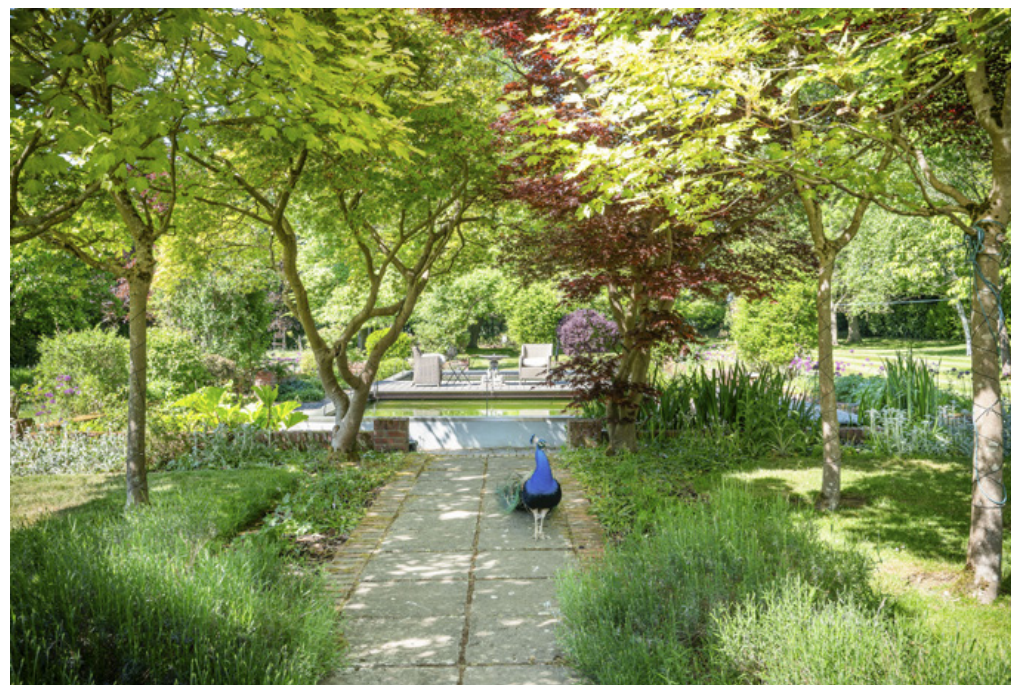


## GARDENS & GROUNDS

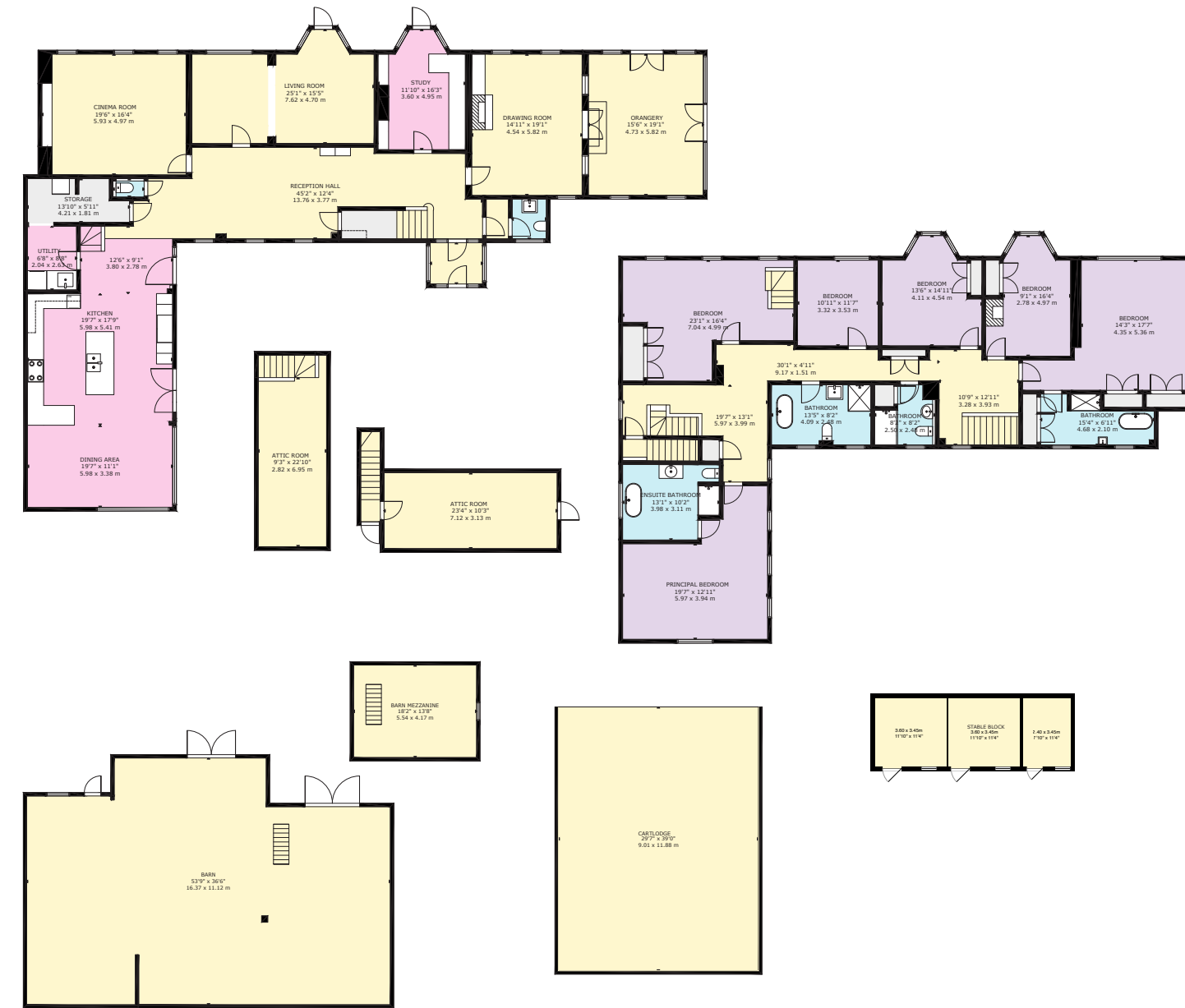
Penrose House sits within beautifully landscaped formal and informal gardens, offering exceptional spaces for outdoor living and recreation. A front garden with a delightful seating area around a pond and a sunken garden accented by mature acer trees. A Hartley Botanic greenhouse stands adjacent to expansive lawned gardens behind the home. An outdoor kitchen makes al fresco dining easy, while a tennis court and swimming pool add to the leisure appeal. The back garden is laid to formal lawns, bordered by vibrant herbaceous borders.

## OUTBUILDINGS

Penrose House also benefits from a range of well-maintained outbuildings, enhancing its versatility: three stables, currently used as storage and studio space, an open barn, ideal for additional storage or equipment, a fantastic traditional oak framed barn,, currently used as garaging for eight cars but can also be used for hosting memorable parties and gatherings.







This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
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