



The Grandison

Bury Lane, Bramfield, Hertford SG14 2QL

Per Month **£4,150** Per Month

Commercial |

Council: East Hertfordshire | Council Tax Band: D



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 **TARGET**
RESIDENTIAL SALES & LETTINGS



The Grandison, Bramfield, Hertfordshire

A Beautiful Example of a Traditional Public House – Offering Residential Comfort and Commercial Opportunity in a Coveted Village Setting.

Nestled in the picturesque heart of Bramfield, a sought-after village in the rolling Hertfordshire countryside, The Grandison is a rare and exciting opportunity to lease a property that perfectly combines historic charm, versatile accommodation, and strong commercial potential. Dating back to around 1800, this distinguished building—spanning approximately 2,117 sq. ft.—is a fine example of a traditional public house. Its character, period details, and inviting atmosphere make it ideally suited for continued use as a pub or restaurant, while also lending itself to boutique hospitality ventures, a live-work residence with income potential.

Accommodation & Layout

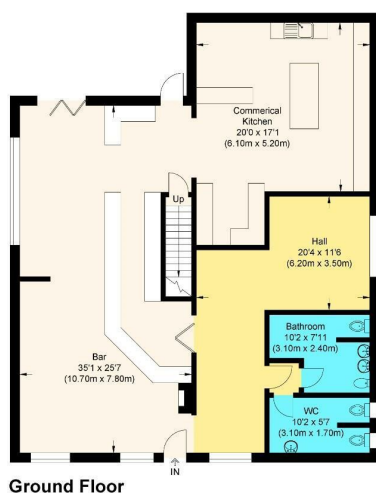
The ground floor retains its warm and welcoming identity as a public house, arranged around two attractive reception areas that currently serve as a main bar and dining room. Rich in period features, these spaces create an atmospheric setting that is perfectly suited for a village pub, dining destination, or event space. Complementing the guest areas are a fully equipped commercial kitchen and separate guest washrooms, all designed to support seamless hospitality operations.

Above, the first and second floors provide generous residential accommodation in the form of a four-room flat with a fitted kitchen and bathroom facilities. This flexible layout is well-suited for owner-occupiers, staff use, or guest accommodation and could readily be reconfigured to suit different needs.

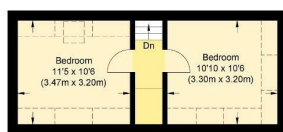
Outdoor Space & Additional Features

To the rear, a series of charming terraced gardens extend the property's appeal, offering a peaceful and picturesque setting for al fresco dining, relaxation, or private entertaining.

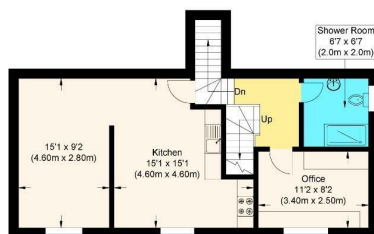




Ground Floor



Second Floor



First Floor



The Grandison

Approximate Gross Internal Floor Area : 206.0 sq m / 2217.36 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

How to Make an Offer

To submit an offer, please email theo@targetproperty.co.uk with the following details (We reserve the right to request further info if required by law).

Offer Amount (£) – Confirm the amount you wish to offer.

Buyer Type – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

Mortgage Agreement – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

Deposit Confirmation – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

Identification – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

Proof of Address – Supply a document verifying your current address.

Solicitor Details – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

Mortgage Broker Details – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

AML & Identity Checks – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

What Are ID & Anti Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Proof of Funds

An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

Source of Funds (SOF)

(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal activities.

Evidence of Property Sale:

If you intend to use proceeds from an ongoing property sale, you will be required to provide supporting documentation. Acceptable evidence includes a letter from your solicitor, confirmation from your broker, a detailed breakdown of the funds being allocated, and an Agreement in Principle (AIP) covering the remaining balance. Additionally, please provide either written confirmation of the agreed sale price from your estate agent or a copy of the completion statement.



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