



Bury Lane, Bramfield, Hertford SG14 2QL

Offers Over **£600,000**

Commercial | Freehold

Council: East Hertfordshire | Council Tax Band: D

 4  3  1  **EPC C 77**

 **TARGET**
RESIDENTIAL SALES & LETTINGS



The Grandison, Bramfield, Hertfordshire

A Unique Freehold Opportunity Combining Residential Comfort and Commercial Charm in a Coveted Village Setting

Tucked away in the heart of the idyllic village of Bramfield, in the rolling Hertfordshire countryside, The Grandison represents a truly rare opportunity to acquire a freehold property that blends historic charm with exceptional versatility. Dating back to circa 1800, this characterful building spans approximately 2,117 square feet and offers immense potential for a variety of uses—be it a family home, a boutique hospitality venture, a dual-use residence with income potential, or a thoughtful redevelopment project (subject to the necessary consents).

Accommodation & Layout

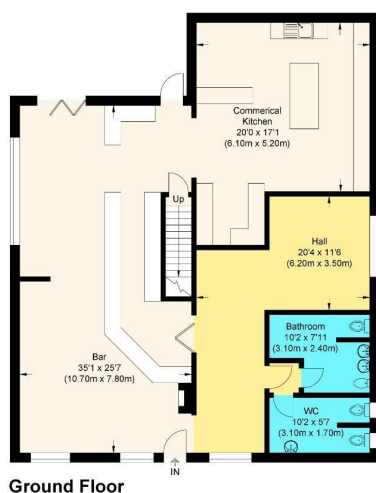
The ground floor of the property is currently arranged as a welcoming and atmospheric public house, complete with two attractive reception areas serving as a main bar and dining room. These spaces are rich in period charm, offering exposed features and a warm, inviting ambiance—ideal for those looking to continue its use as a traditional village pub, restaurant, or event space. There are also separate guest wash Rooms and a fully functionally commercial kitchen.

The residential accommodation occupies the first and second floors and comprises a well-sized flat with four rooms, a fitted kitchen, and bathroom facilities, offering flexibility for owners, staff, or guests. The layout and proportions lend themselves well to potential reconfiguration, whether for extended family use, letting purposes, or to support commercial operations.

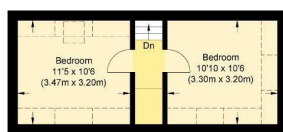
Outdoor Space & Additional Accommodation

The rear of the property opens up to a series of charming terraced gardens, a rare and delightful feature that provides a tranquil outdoor setting for dining, relaxation, or entertaining. These gardens enhance the lifestyle appeal of the property and extend the hospitality potential.

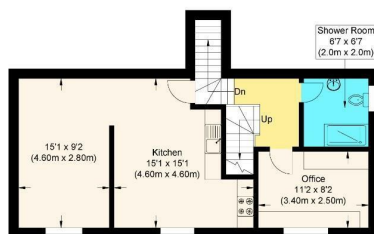




Ground Floor



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+)		
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.



Edmonton | 315 Hertford Road | Edmonton | London | N9 7ET

t. 0208 805 4949 | e. theo@targetproperty.co.uk

Cheshunt | 210 Windmill Court | Windmill Lane | Cheshunt | Waltham Cross | Hertfordshire | EN8 9AF

t. 01992 766245 | e. theo@targetproperty.co.uk

www.targetproperty.co.uk