



HALL BARN

The Glades, Letchworth Garden City, SG6 3LN



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HALL BARN

Hall Barn is a beautiful 4600 sq ft, seven bedroom family home sat on 2.3 acres of perfectly manicured gardens. The Grade II listed Arts and Crafts home has a private and gated driveway which will comfortably accommodate at least ten vehicles. There is also a lawn tennis court perfect for the up and coming spring/summer season.

ACCOMMODATION SUMMARY

Hall Barn stands as a distinctive family residence, seamlessly intertwining the allure of the Arts and Crafts era with contemporary comforts.

Approached by a meandering gravel driveway, Hall Barn enjoys a secluded position at the culmination of The Glade, one of Letchworth's esteemed avenues. Surrounded by lush gardens and enveloped by approximately 2.3 acres of pristine grounds, the property offers a sanctuary of privacy while remaining conveniently accessible to the town centre and mainline station. Originally conceived by Robert Bennett, a prominent architect integral to the development of Letchworth Garden City alongside Ebenezer Howard and Barry Parker, Hall Barn retains many original features reflective of its architectural heritage, which have been thoughtfully enhanced by the present owners over time.

The residence, designed in the distinctive 'butterfly' style to maximise natural light, effortlessly integrates with the mature gardens, creating a harmonious connection between indoors and out.



GROUND FLOOR

Upon entering through the classic front door, guests are welcomed into a foyer that embodies the essence of the Arts and Crafts movement, with its panelled walls, parquet flooring, and period staircase.



GROUND FLOOR

The main reception areas flow seamlessly from the entrance hall, offering enchanting views of the garden through glass crittall doors. Exposed oak beams and oak flooring add character to these rooms, which open onto a southerly-facing veranda, ideal for al fresco gatherings. Removable panels enable the reception rooms to adapt into a spacious entertainment area, each boasting its own fireplace for cosy ambiance. A study overlooking the gardens and separate access add to the property's versatility.







GROUND FLOOR

The kitchen/breakfast room combines modern convenience with traditional charm, featuring handcrafted cabinets, original fixtures, and a traditional AGA stove. Two utility rooms and a downstairs cloakroom provide practicality for everyday living.









FIRST FLOOR

Ascending to the first floor, seven bedrooms await, with the principal bedroom enjoying a striking vaulted ceiling and bay window framing picturesque garden views. A modern bathroom and shower suite cater to contemporary needs, while two bedrooms accessed via a separate staircase offer additional privacy, one with its own ensuite.









OUTSIDE

The grounds, inspired by the renowned Gertrude Jekyll, showcase formal lawns, an expansive tree orchard, and meticulously tended flower beds, all bordered by hedges and trees. A full-sized grass lawn tennis court adds to the recreational appeal of the property, complementing the extensive driveway secured behind gates, which offers ample off-road parking.



OUTSIDE

Hall Barn epitomises the enduring charm of Arts and Crafts architecture, where history seamlessly intertwines with modern living in a tranquil countryside setting.





LOCATION

As the world's first Garden City, Letchworth Garden City offers something quite different, with its unique heritage and some interesting places to explore.

Planned to combine the best of town and country living, there's plenty to see and do, whether you're here for the day or stopping longer. In the town centre you'll find the Broadway Cinema and Theatre, a spectacular art deco building, showing the latest blockbusters and a range of theatrical shows for all ages.

There's the International Garden Cities Exhibition, Broadway Gallery, architectural delights at The Spirella Building and The Cloisters, plus plenty of places to eat and drink.

Naturally there's plenty of green open spaces, including Broadway Gardens with its splendid fountain and Howard Park with the children's splash park. For the more active, why not enjoy a round of golf at one of the town's courses or make a summertime splash at Letchworth's famous lido.

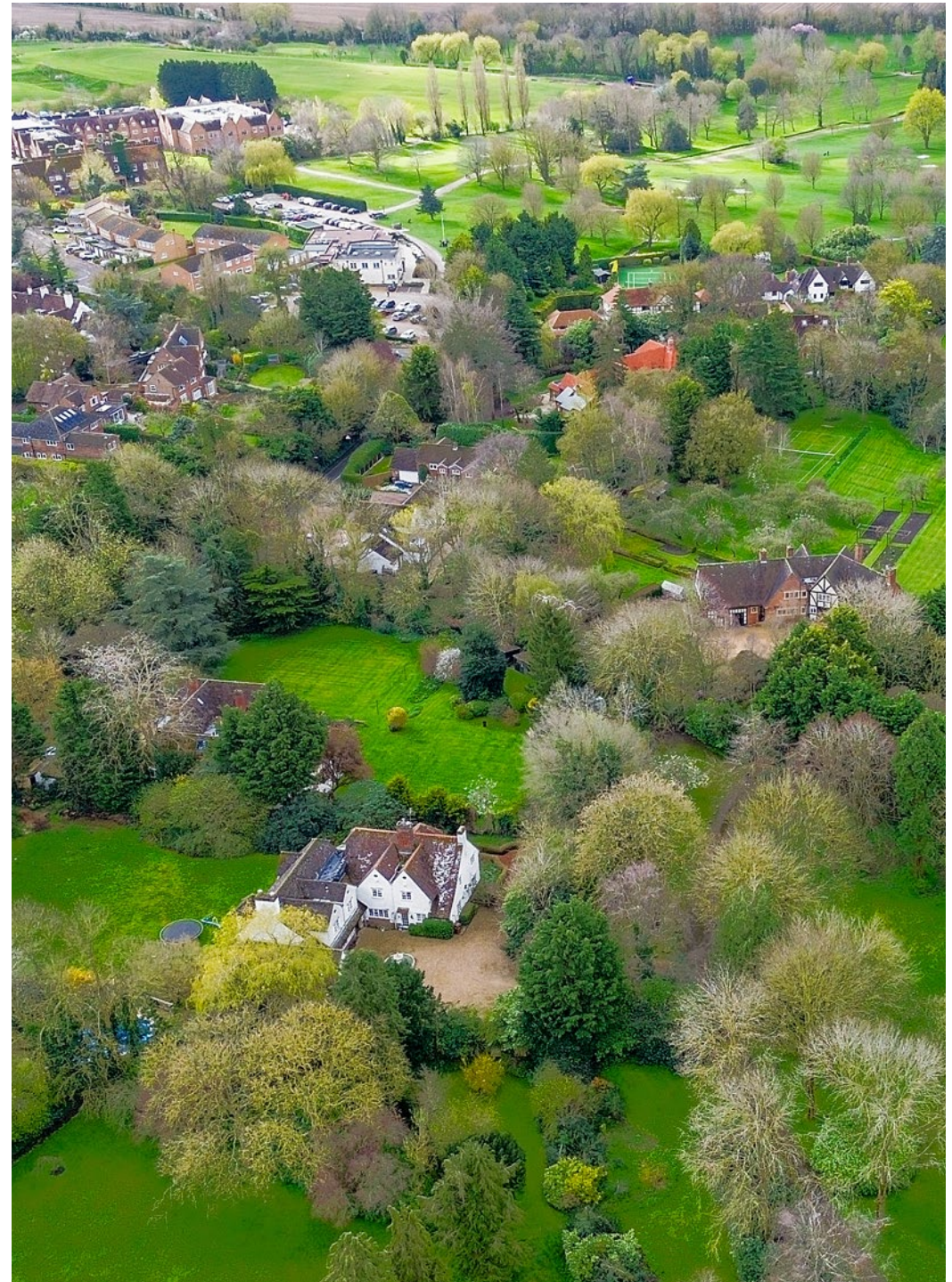
The Garden City Greenway offers an exhilarating amble or cycle ride in the fresh air around a 13-mile route, encircling the town. You'll find a number of stops on the way, with a visit to Standalone Farm a must for the little ones.

LOCAL SCHOOLS:

- St. Francis' College - 0.5 miles
- St Christopher School - 0.4 miles
- The Highfield School - 0.6 miles

TRANSPORT

- Heathrow - 46 miles
- Gatwick - 83 miles
- Stansted - 28 miles
- Luton - 13 miles



GENERAL INFORMATION

SERVICES

Mains water, gas and electricity

TENURE

Freehold

LOCAL AUTHORITY & TAX BAND:

North Hertfordshire District Council, Council Tax Band: H

VIEWING ARRANGEMENTS

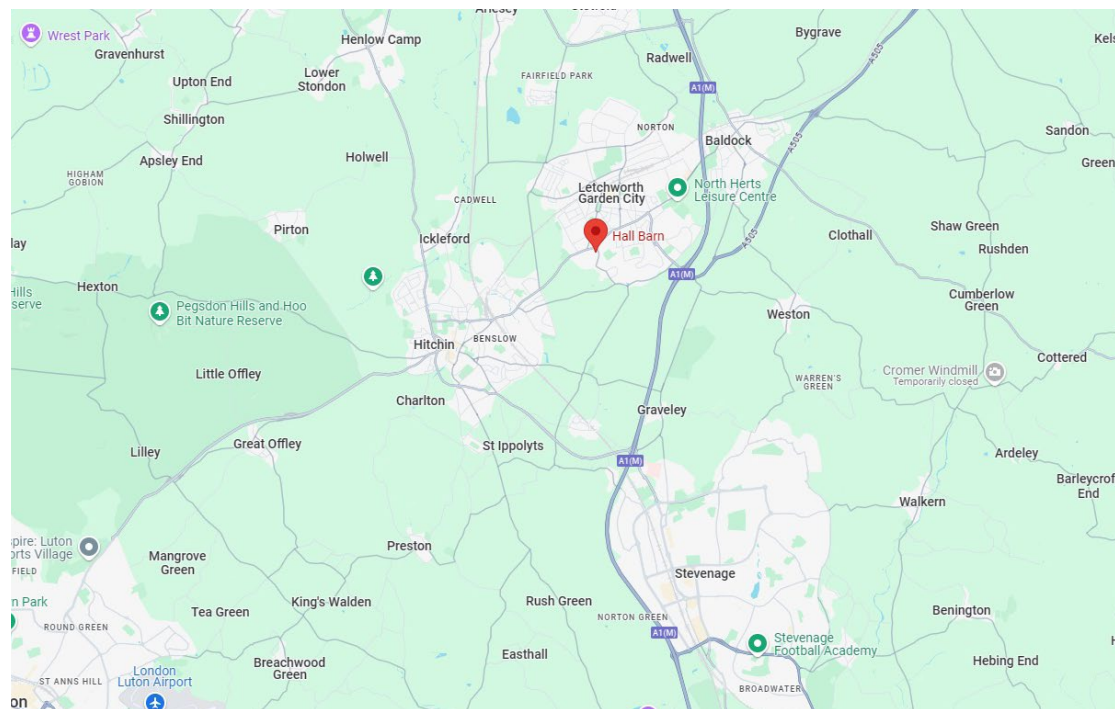
Strictly via the vendors sole agents Luxury Property Partners - Damion Merry, damion@luxurypropertypartners.co.uk

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure..

BULLET POINTS:

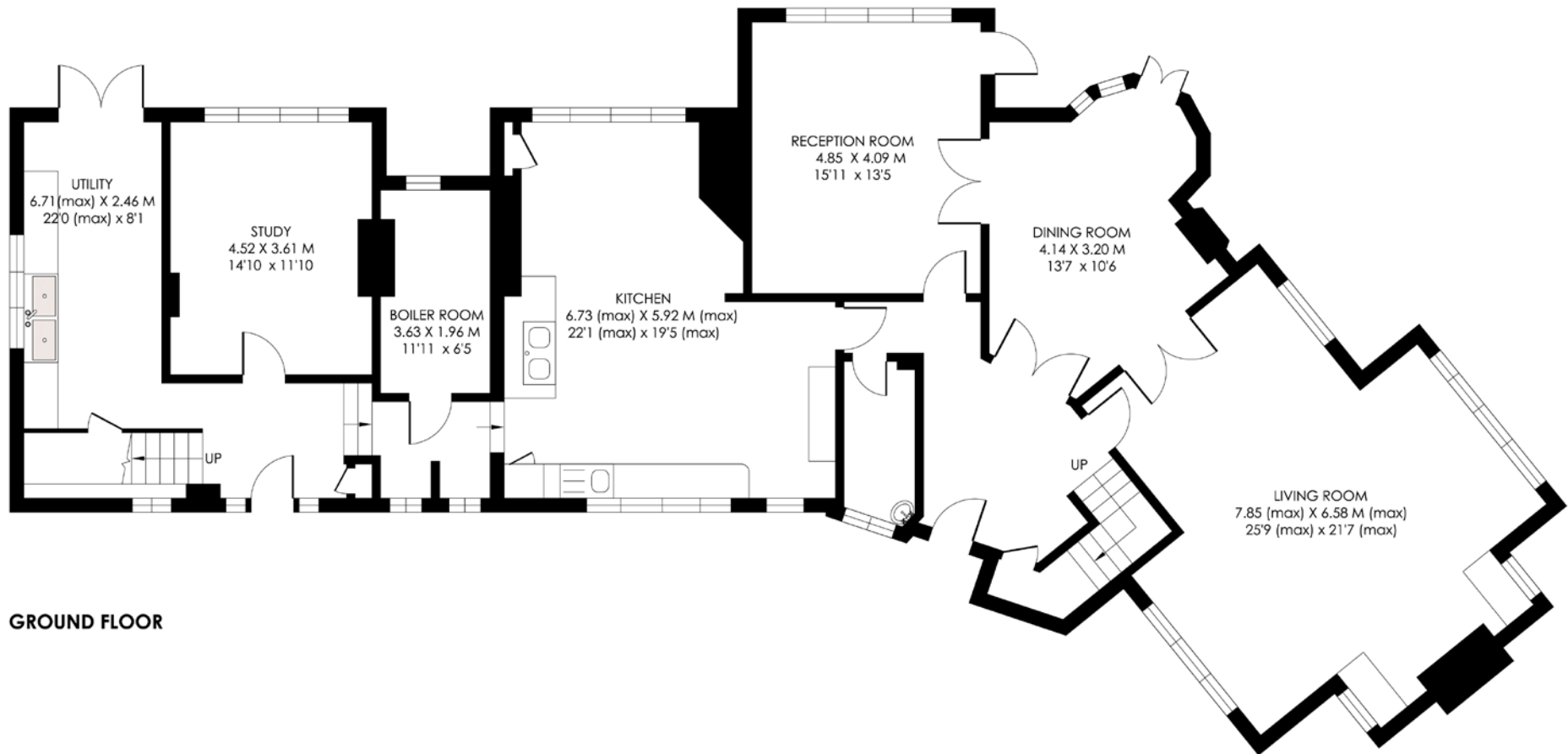
- 4600 sq ft of Living Accommodation
- Seven Bedrooms
- 2.3 Acres
- Manicured Gardens
- Private and Gated Driveway
- Lawn Tennis Court
- Grade II Listed
- Arts and Crafts Home
- Freehold
- Council Tax Band: H



GROUND FLOOR

HALL BARN

APPROX GROSS INTERNAL AREA
Ground Floor Area = 189.5 sq m / 2040 sq ft



GROUND FLOOR

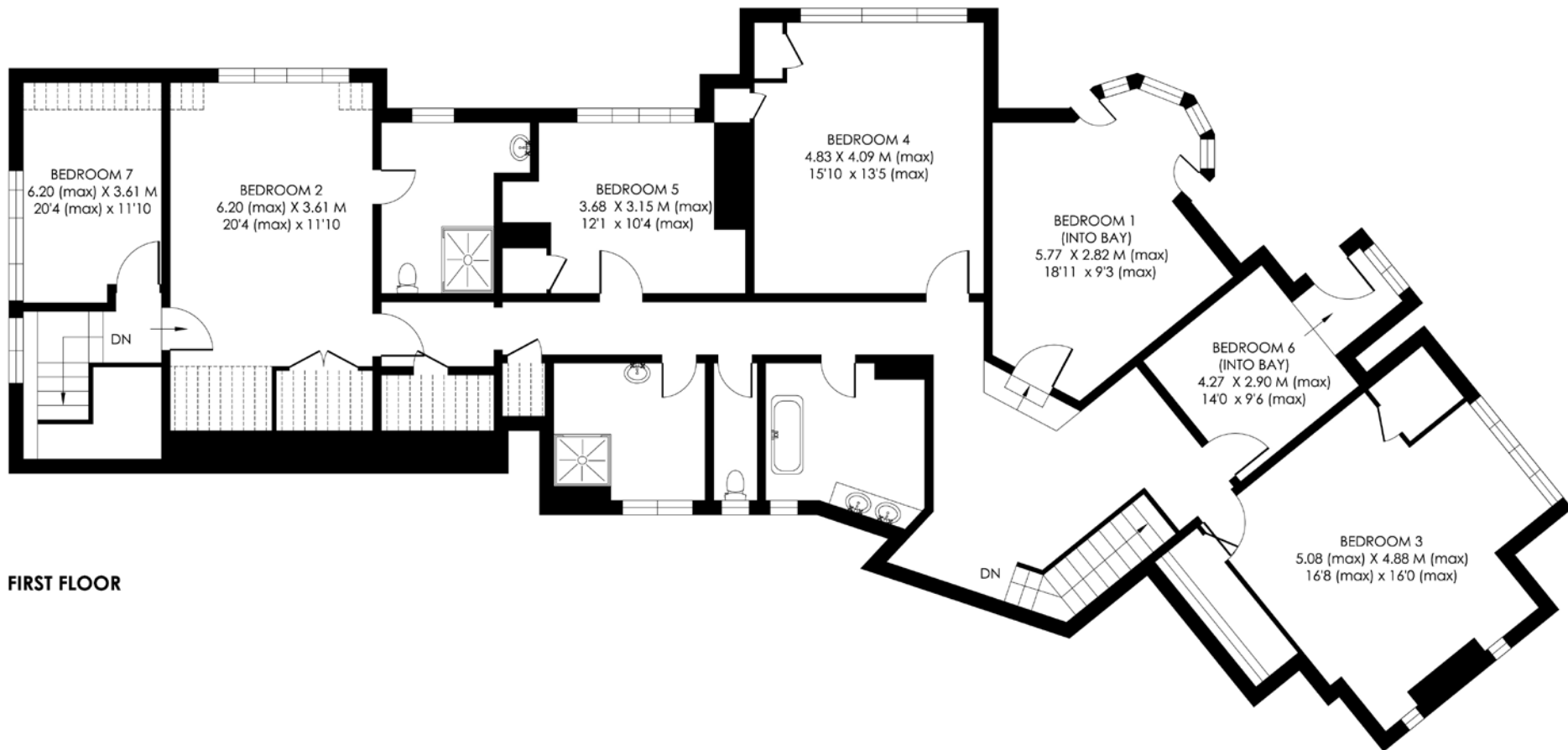
FIRST FLOOR

HALL BARN

APPROX GROSS INTERNAL AREA
First Floor Area = 191.8 sq m / 2065 sq ft



----- RESTRICTED HEAD HEIGHT



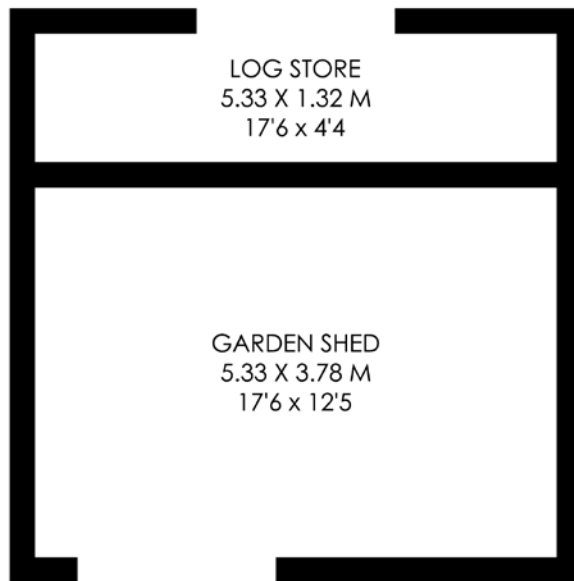
FIRST FLOOR

OUTBUILDING

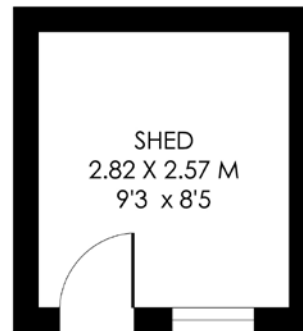
HALL BARN

APPROX GROSS INTERNAL AREA

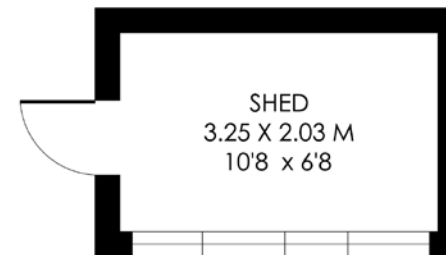
Outbuildings = 45.9 sq m / 495 sq ft



OUTBUILDING 1



OUTBUILDING 2



OUTBUILDING 3



OUTBUILDING 4



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