



1, Port Hill, Bengeo
SG14 1PJ

Offers In Excess Of £1,250,000



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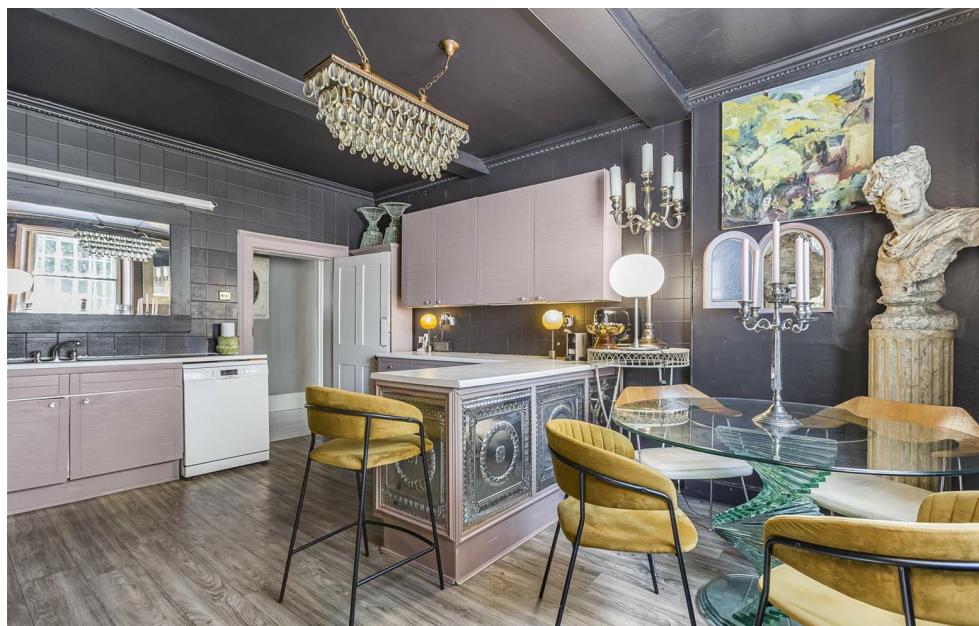
1 Port Hill, Bengeo, Hertfordshire, SG14 1PJ

A rare opportunity to own a landmark Georgian home in the heart of historic Hertford. Set within one of Hertford's most iconic terraces, this exquisite late 18th-century Grade II listed residence offers a unique blend of heritage, character, and modern convenience. With its rich historical roots and beautifully maintained interiors, the home delivers an exceptional lifestyle in a prestigious location. The ground floor is designed with both elegance and function in mind. A spacious, light-filled kitchen and breakfast room provides ample storage and worktop space, perfect for family life or entertaining. This flows into a formal dining room at the front of the house, where tall sash windows bring in natural light and frame views of the street's timeless Georgian façade. A well-equipped utility room and walk-in pantry add practicality. From the kitchen, steps lead down to a basement cellar ideal for wine storage, hobbies, or creative conversion. The first floor is accessed via a grand mahogany staircase and opens to a spectacular drawing room with a feature fireplace and large sash windows that frame the view. This level also includes a versatile suite currently arranged as a bedroom with adjoining office or dressing room plus a stylishly appointed family bathroom. Upstairs, the second floor offers three further double bedrooms, two of which benefit from sleek en-suite shower rooms finished with elegant Italian tiling. A second family bathroom serves the third bedroom. To the rear of the property is a beautiful walled courtyard garden. One Port Hill is steeped in local history. The site was originally known as Clovers Field in the early 1700s before evolving into the refined Port Hill Terrace seen today. Over the centuries, the property has been home to a range of influential figures from local ministers and brewers to acclaimed architects including Eadred John Tennant Lutyens and Nugent Francis Cachemaille-Day.

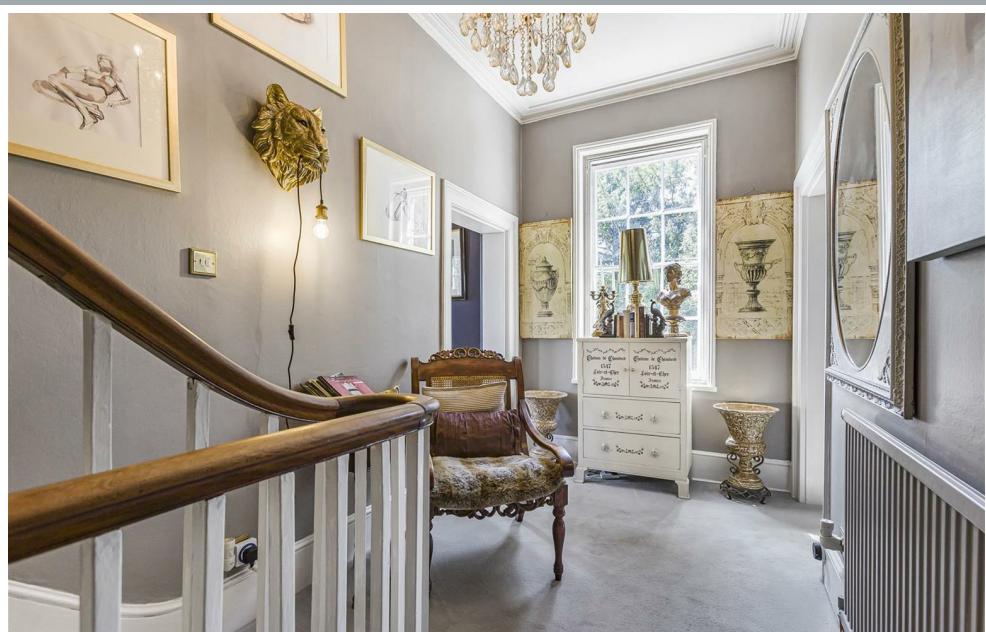
The property is situated within a convenient location in the heart of leafy Bengeo. Both Hertford East and Hertford North train stations are a short distance away providing fast services to London's Moorgate, Kings Cross and Liverpool Street. Hertford town centre is close by offering an excellent selection of shops and restaurants.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



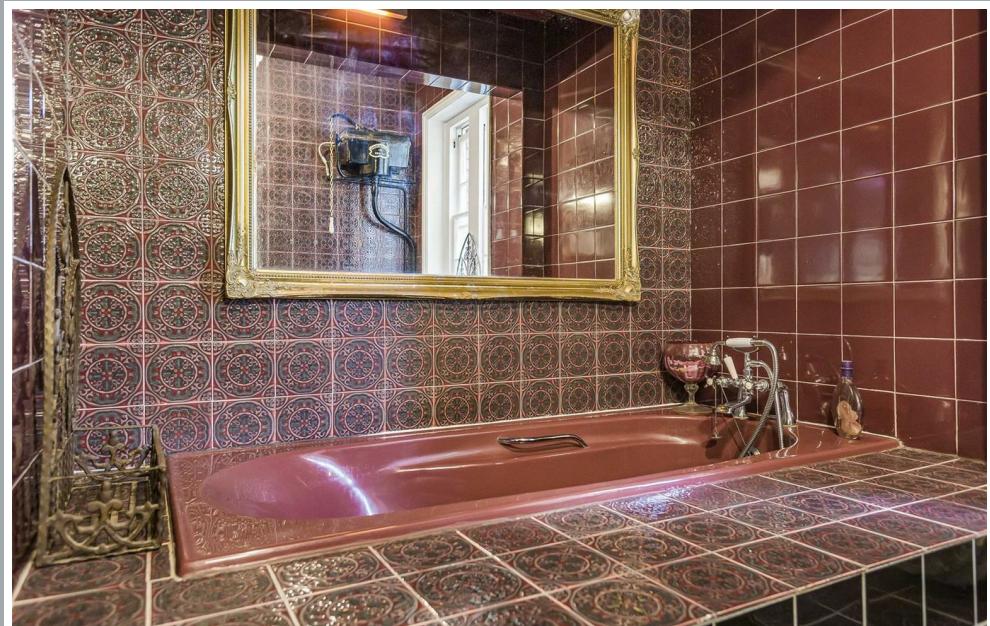
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**Approximate Gross Internal Area 2965 sq ft - 275 sq m
(Excluding Outbuilding)**

Basement Area 338 sq ft - 31 sq m
Ground Floor Area 916 sq ft - 85 sq m
First Floor Area 942 sq ft - 88 sq m
Second Floor Area 769 sq ft - 71 sq m
Outbuilding Area 28 sq ft - 3 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Steven Oates

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