



Spellbrook Farm, London Road, Spellbrook
CM23 4AX
£1,500,000



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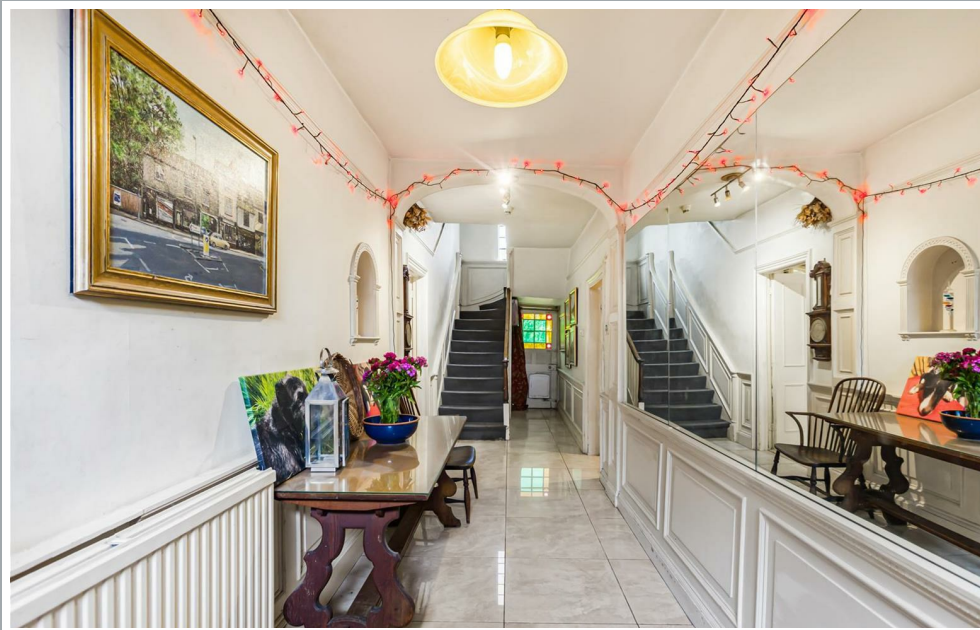
Spellbrook Farm London Road, Spellbrook, Hertfordshire, CM23 4AX

This impressive family residence, occupying a private plot of over 13 acres and steeped in history, is believed to date back to the 17th Century. Rich in character and charm, the property retains a wealth of original features, including sash windows with shutters, exposed timbers, and striking feature fireplaces. Arranged over three floors, the accommodation is both spacious and versatile. The ground floor comprises two generous reception rooms, a well-appointed kitchen/family room, a separate utility/boot room, and an additional bedroom. On the first floor, the principal bedroom benefits from an en-suite bathroom with separate shower facilities, while the second bedroom enjoys its own en-suite shower room. A further spacious bedroom and a family bathroom complete this level. The second floor offers four double bedrooms and an additional bathroom, providing ample accommodation for larger families or guests. The property is approached via private gates and enjoys mature, beautifully established gardens, together with additional paddocks. A range of outbuildings, a garage, and an adjoining cart lodge further enhance the property's appeal. Immediately to the rear of the house is a self-contained annexe, currently configured as two successful Airbnb suites, offering an attractive supplementary income stream.

Spellbrook Farm occupies a highly desirable position on the edge of the charming hamlet of Spellbrook, enjoying a peaceful rural setting whilst remaining exceptionally well connected. Surrounded by rolling Hertfordshire countryside, the property benefits from a rare combination of privacy, open views and convenient access to nearby towns and transport links. The village of Spellbrook lies between the historic market town of Bishop's Stortford and Sawbridgeworth, both of which offer an excellent range of shopping, dining, leisure and educational facilities. Bishop's Stortford provides comprehensive amenities, a thriving town centre and a mainline railway station offering regular services to London Liverpool Street and Cambridge, making the location particularly attractive for commuters. The property is also ideally positioned for access to the M11 motorway (Junction 8), linking to the M25, London and Cambridge, while London Stansted Airport is approximately 10 minutes away by car, providing extensive domestic and international travel connections.



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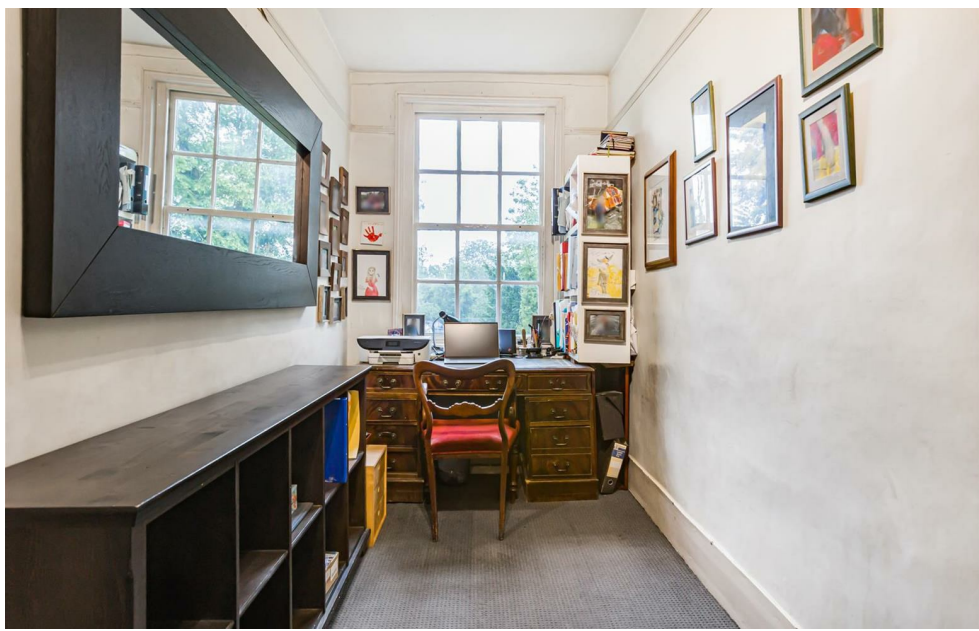




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Spellbrook Farm

Approximate Gross Internal Area = 3778 sq ft / 351 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 140 sq ft / 13 sq m

Outbuildings = 3216 sq ft / 261 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 7270 sq ft / 637.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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