

FREEHOLD



House - End Terrace

1 PORT HILL, HERTFORD, SG14 1PJ

Offers In Excess Of

£1,250,000

FEATURES

- Exceptional Grade II Listed Georgian Family 18th Century Home
- Wealth Of Original Features
- Walking Distance To Hertford East & North Stations
- Awarded a Blue Plaque In 2024, Recognising Its Architectural & Historic Significance
- Located On The Edge Of Town Centre
- Enchanting Walled Courtyard Garden



Port Hill Hertford SG14 1PJ

Dating back to the late 18th century, this impressive four bedroom end of terrace residence offers elegant proportions, remarkable architectural detail and a fascinating heritage, having been owned by a number of notable historic figures including the Chambers family, celebrated architect Eadred Lutyens and Nugent Cachemaille-Day. In recognition of its significant, the property was awarded a Blue Plaque in 2024.

This remarkable home showcases an abundance of original and ornate features including shimmering chandeliers, high ceilings, an elegant mahogany staircase, corniced ceilings, sash windows, feature fireplaces, and striking wrought iron entrance gates.

The property is entered via a grand entrance hallway, immediately setting the tone with its scale and period detailing. The ground floor comprises a formal dining room, a well-appointed kitchen/breakfast room, and an exceptional utility room comparable in size to a kitchen, alongside a large pantry and cloakroom/WC.

A substantial cellar provides further versatile space and includes a dedicated wine section.

On the first floor, an impressive and elegant landing leads to a stunning drawing room flooded with natural light from four large sash windows, an office, and a beautifully characterful bedroom with vaulted ceiling, complemented by a family bathroom.

The upper floor offers three further bedrooms, two benefitting from ensuite shower rooms, while the principal bedroom enjoys breathtaking views across Hertford. A further luxurious family bathroom features a freestanding bath and Italian tiling, completing this level in style.

Externally, the property enjoys a walled, magical courtyard gardens with a

dining terrace, mature planting and side access, offering a secluded and atmospheric outdoor retreat. To the front, the home boasts an award-winning garden, further enhancing its prestigious kerb appeal.

Ideally located within walking distance of both Hertford North and Hertford East stations, as well as the open green spaces of Hartham Common, the property combines historic charm with exceptional convenience for modern family living.

A rare opportunity to acquire a grand and characterful home in one of Hertford's most desirable and central locations.



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Council Tax Band

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Total Area: approx. 287.0 m² ... 3090 ft²
 THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
 Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.