



THE HALL, CHURCH ROAD

Great Hallingbury, Bishop's Stortford, CM22 7TY

£1,650,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Georgian Country Home
- Large Plot
- Stunning Grade II Listed Detached Family Home with Numerous Outbuildings
- Lots of Period Features
- Array of Outbuildings
- Heated Pool & Tennis Court
- Excellent Views
- Principal Bedroom Suite with En-Suite Shower Facilities & Dressing Room





Property Description

THE PROPERTY

This fine early 19th century Georgian country house is Grade II listed and situated in mature large grounds with excellent outbuildings, in a raised location in the popular village of Great Hallingbury with its local amenities including period inn, active local church, and easy access to the National Trust Hatfield Forest.

There is excellent independent schooling at Howe Green, just 2 minutes' by car. A short drive to the market town of Bishops Stortford with its multiple shopping centre, schools, recreational facilities and mainline railway station serving London Liverpool Street and Cambridge. The M11 leading to M25 access points can be found at Junction 8, which is approximately 10 minutes' by car.

This fine country house enjoys beautifully proportioned rooms with high ceilings, four excellent principle reception rooms, magnificent garden room, contemporary kitchen, large office, five bedrooms, modern contemporary bathrooms and shower rooms, excellent outbuildings including a large studio with permission to convert to annexe, summer house, triple bay barn, workshop/office, cellar and pool deck.

This property is ideal for somebody wishing to run a business with an excellent array of workshops/office and ancillary accommodation with further development potential, subject to local authority consent.

Property Information

Freehold

Grade 2 Listed

Mains water, electricity, oil fired heating, private drainage.

EPC Exempt

Council Tax Band E

Canopied entrance to

Large Reception Hall

Drawing Room 17' 9" x 15' 1" (5.41m x 4.60m)

Lounge 18' 1" x 15' 0" (5.51m x 4.57m)

Study 15' 1" x 10' 10" (4.60m x 3.30m)

Cloakroom

WC

Cellar 22' 0" x 14' 3" (6.71m x 4.34m)

Inner Hallway

Sitting Room 18' 3" x 14' 1" (5.56m x 4.29m)

Kitchen 15' 4" x 11' 8" (4.67m x 3.56m)
Garden Room 20' 4" x 20' 1" (6.20m x 6.12m)
Former Bakehouse/Dining Room 17' 4" x 16' 1" (5.28m x 4.90m)
Boot Room 16' 10" x 16' 6" (5.13m x 5.03m)
Utility Room 15' 5" x 7' 10" (4.70m x 2.39m)
First Floor Half Galleried Landing
Bedroom 1 17' 0" x 15' 0" (5.18m x 4.57m)
Dressing Room 15' " x 8' 0" (NaNm x 2.44m)
En-Suite Shower Room 1
Bedroom 2 18' 0" x 15' 1" (5.49m x 4.60m)
En-Suite Shower Room 2
Bedroom 3 15' 5" x 9' 7" (4.70m x 2.92m)
Bedroom 4 15' 5" x 9' 9" (4.70m x 2.97m)

Bedroom 5 10' 1" x 8' 10" (3.07m x 2.69m)

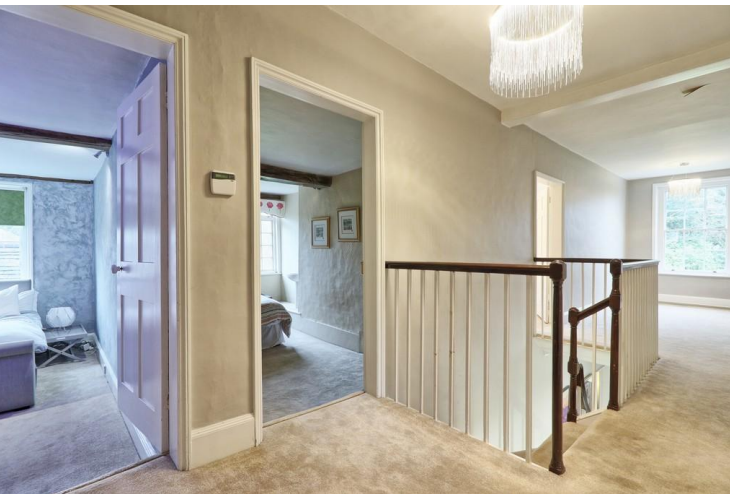
Family Bathroom
Bathroom 2
Separate WC
Attic Space
Garden Office/Workshop 16' 2" x 15' 0" (4.93m x 4.57m)

Outside
 As previously mentioned, the property enjoys a mature and nurtured plot. Formal gardens to the rear are laid to lawn with a central rose arbor leading onto the:
 Summer House
 19' 8" x 15' 9" (5.99m x 4.80m) with a small kitchen area, changing room, shower and w.c. facility, opening out onto:

Pool Deck
 A heated swimming pool by newly installed Air source boiler, approached by a roman end and steps and benefitting from a new electric cover and tiled surrounds.
 Directly to the rear of the main house is an extensive terrace and the gardens are enclosed by deer and dog proofed post and rail fencing. There are two mature ponds formed from the original moat.
Spacious Triple Bay Barn
 Divided into three areas, 11' x 11'6", 11'11 x 11'11 and 17'5 x 15'11 with double doors and a further single door, providing ample space for garden machinery, etc.
The Granary
 18' 10" x 15' 8" (5.74m x 4.78m) approached by a stable door to front with windows on two aspects, a small kitchen area with single bowl, single drainer sink unit, cupboards







under, separate w.c. with wash hand basin.

The Front

The front of the property is laid to sweeping lawns with mature trees, hedge screening and a sweeping drive and parking.

THE COACH HOUSE

Fully glazed door to entrance vestibule with inset coir matting to:

Studio Area 1

22' 7" x 15' 8" (6.88m x 4.78m) with windows to front and

full height, barn style window, high ceilings, air conditioning, vinyl flooring, door through to:

Studio Area 2

15' 8" x 13' 11" (4.78m x 4.24m) with a large barn style window to front, vinyl flooring.

Studio Area 3

13' 6" x 8' 5" (4.11m x 2.57m) with two windows to front, vinyl flooring.

Small Kitchenette

Single bowl, single drainer sink unit, cupboards under, eye

level units, vinyl flooring, door to:

Lobby

With doors to separate male and female WCs and shower area.

Services

Mains water, electricity, oil fired heating, private drainage.

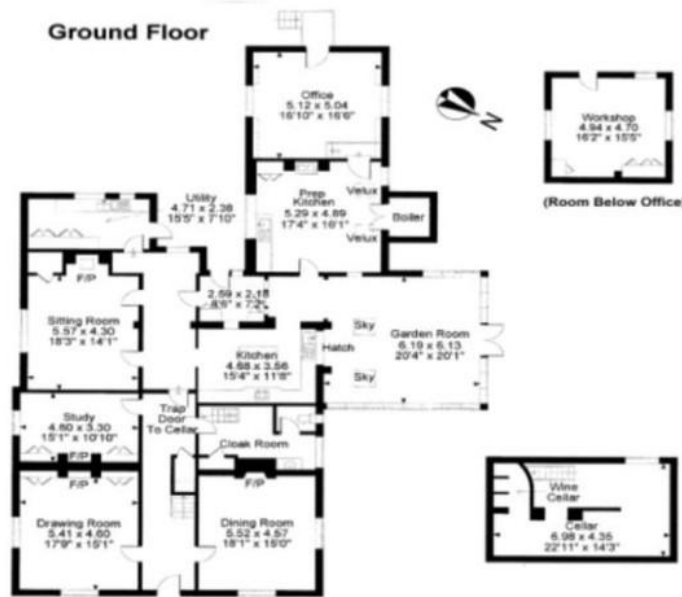
AGENTS NOTE

Mains drainage is available in the main road.

The Hall, Great Hallingbury

Gross internal area (approx.)
 Total = 697 sq m (7496 sq ft)
 Main House = 486 sq m (5228 sq ft)
 Coach House = 79 sq m (845 sq ft)
 Barns = 53 sq m (568 sq ft)
 Granary = 27 sq m (295 sq ft)
 Summer House = 29 sq m (310 sq ft)
 Workshop = 23 sq m (250 sq ft)
 Quoted Area Excludes 'Loft Space'
 For identification purpose only. Not to scale.
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 --- Denotes restricted head height

Ground Floor



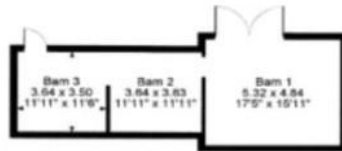
First Floor



Second Floor



Coach House



Coach House

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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