



PORT HILL
HERTFORD, SG14

GRANT J BATES
— PROPERTY —



GJB

A landmark Grade II listed residence combining historic significance, beautiful gardens and family living

Port Hill, Hertford, SG14

Freehold

- Grade II Listed
- Circa 1827
- Five Bedrooms
- Four Bathrooms
- Over 3,000 Sq Ft
- Original Features
- Walled Rear Garden
- Town Centre Location
- Walk To Stations
- Direct City Access

Description

A rare opportunity to acquire one of Hertford's most historically significant homes, this exceptional Grade II listed residence dates from circa 1827 and is featured in Nikolaus Pevsner's renowned Buildings of England: Hertfordshire. The property offers an extraordinary blend of architectural heritage, period grandeur and contemporary comfort.

Spanning over 3,000 square feet and arranged across four impressive floors, the home provides five generous bedrooms, four bathrooms and an elegant collection of reception rooms designed for both sophisticated entertaining and modern family living.

Alfie Santaniello
Senior Broker
07817 376 662
alfie@grantjbates.com



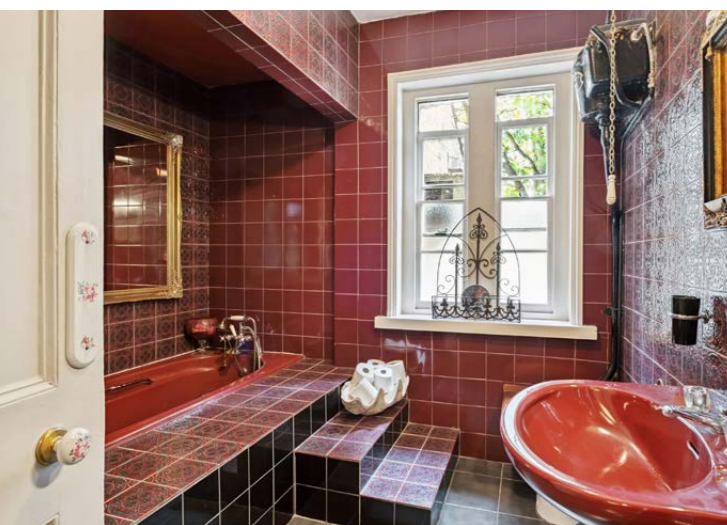
Beautifully preserved throughout, the property showcases original cornicing, fireplaces and architectural detailing that celebrate its rich history. Of particular note is the magnificent original Georgian Drawing Room, a rare and impressive feature, boasting exceptional proportions, elegant sash windows and exquisite original coving that exemplifies the craftsmanship and grandeur of the period. Thoughtful enhancements throughout the home ensure effortless day to day living, while the second floor has been sympathetically renovated to provide luxurious bedroom accommodation and beautifully appointed bathrooms.

At the heart of the home is a characterful kitchen featuring an original pantry with terracotta stone flooring, complemented by high-quality fitted appliances and an abundance of storage. Throughout the property, carefully considered finishes include Farrow & Ball paintwork, oak flooring and premium German wool carpeting incorporating advanced active oxygen cleaning technology.

Large sash windows flood the interiors with natural light, creating a remarkable sense of space and tranquillity across every level.







Externally, the property enjoys an equally impressive setting. A beautifully landscaped front garden, framed by elegant weeping elms, provides a distinguished approach, while the enchanting walled rear garden offers a private oasis filled with mature planting, flowering shrubs and the magnificent Magnolia Grandiflora. Multiple seating areas and established greenery create an idyllic space for relaxing, entertaining and enjoying the changing seasons.

Situation

Situated in the very heart of Hertford, the property is just a short walk from an excellent selection of independent boutiques, cafés, award-winning restaurants, traditional pubs and picturesque riverside walks that make the county town one of Hertfordshire's most desirable places to live. Both Hertford East and Hertford North stations are within easy walking distance, providing direct rail connections into the City of London, making this an exceptional home for commuters, families and those seeking a vibrant town-centre lifestyle.

Combining historical significance, exceptional character, beautiful gardens and an outstanding location, this is a truly remarkable residence and a rare offering within Hertford's property market.

Additional Information

Local Authority: East Hertfordshire
Council Tax Band: G
EPC Rating: TBC



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Basement

Ground Floor

First Floor

Second Floor

Port Hill

Approximate Gross Internal Area = 254.7 sq m / 2741 sq ft, Basement = 33.7 sq m / 363 sq ft, Store = 2.1 sq m / 23 sq ft
Total = 290.5 sq m / 3127 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fixings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.