



## Bayford Lane | Bayford | Nr Hertford | SG13 8PR

£8,000 pcm

A substantial country retreat for this high spec detached mansion house situated on a private country estate. A home with all mod-cons to include full size snooker room, wine cellar and fitness studio. Formal gardens in excess of 2 acres with lake entertaining cabin and a restrictive use of heli-pad approved landing zone. The gardens are maintained by the Landlords gardener at no cost to the Tenant. The best of both worlds within easy and convenient access to at least six mainline rail stations feeding London, within a 6 mile radius (including the village's own station of Bayford). <https://www.youtube.com/watch?v=OIB9EMsvTBY> Council Tax band H- East Hertfordshire District Council, EPC rating D. Deposit will be equal to one month rent.

- Substantial mansion house
- Four receptions
- Five bathrooms
- Six bedrooms
- 2 acres of formal garden



## Property Description

A substantial country retreat for this high spec detached mansion house. Location in this idyllic country setting. A home with all mod-cons to include full size snooker room, wine cellar and fitness studio. Formal gardens in excess of 2 acres with lake entertaining cabin and a restrictive use of heli-pad approved landing zone. The gardens are maintained by Landlords gardener at no cost to the Tenant. The best of both worlds within easy and convenient access to at least six mainline rail stations feeding London, within a 6 mile radius (including the village's own station of Bayford ).  
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### LOWER GROUND FLOOR

DINING ROOM WITH DUMB WAITER TO KITCHEN

BEDROOM

ENSUITE

CLOAKROOM

CINEMA ROOM

period full size snooker table

WINE CELLAR

OUTBUILDING

LAKE HOUSE

LOWER GROUND

KITCHEN/BREAKFAST ROOM

LIFT

OPTIONAL:GYM/HOME OFFICE/ANNEX FLAT FOR

GUEST/STAFF/OTHER

GALLERIED HALL

RECEPTION ROOM

RECEPTION ROOM

DOUBLE GARAGE

BALCONY

FIRST FLOOR

OPTIONAL:HOME OFFICE/GUEST BEDROOM/ANNEX FLAT FOR GUEST/STAFF/OTHER

BEDROOM

BEDROOM

VOID

BATHROOM

BEDROOM

MASTER BEDROOM

ENSUITE

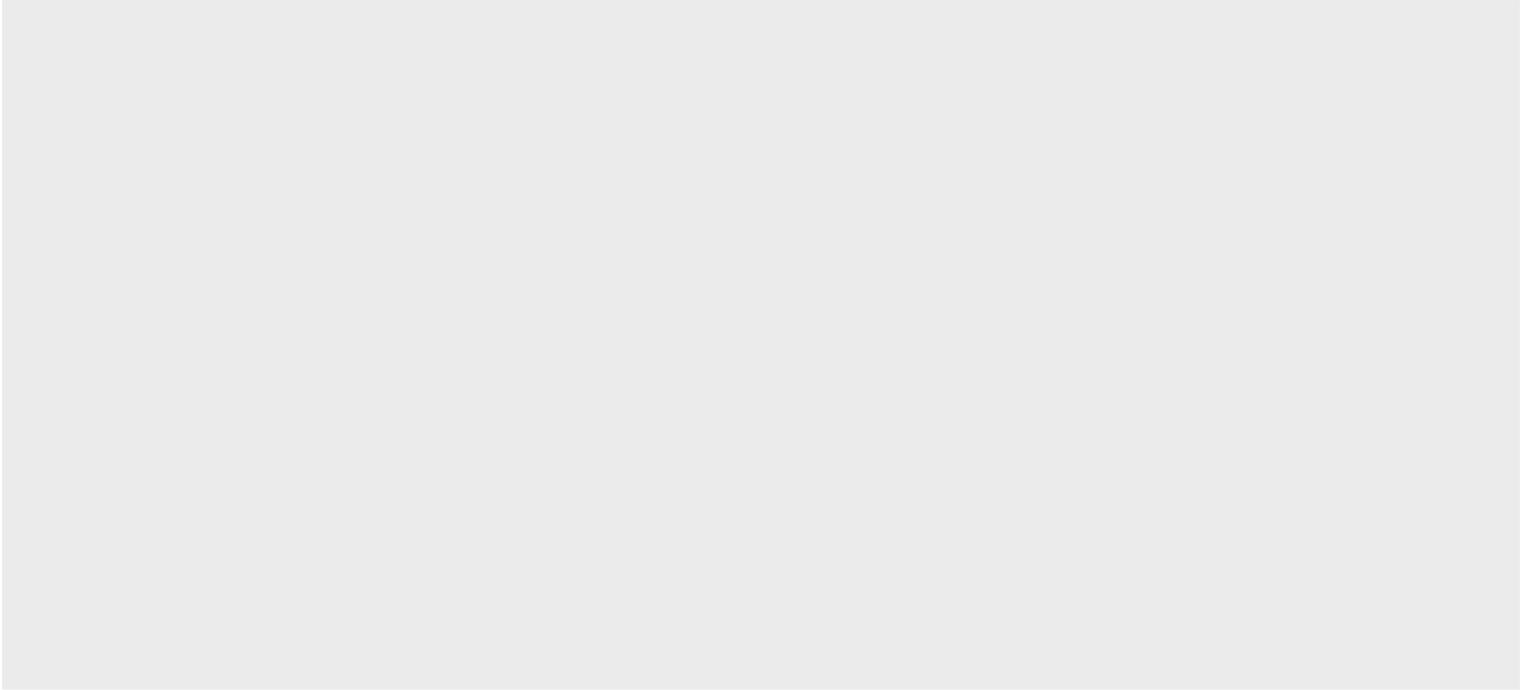
DRESSING ROOM

GARDENS

In excess of 2 acres of formal gardens with lake and lakeside cabin.

GARAGING

[HTTPS://WWW.YOUTUBE.COM/WATCH?V=OIB9EMSVTBY](https://www.youtube.com/watch?v=OIB9EMsvTBY)



# THE COACH HOUSE, BAYFORD HALL, BAYFORD LANE, BAYFORD, SG13 8PR

APPROX. GROSS INTERNAL FLOOR AREA 7943 SQ FT 737.9 SQ METRES (EXCLUDES VOID)  
 OUTBUILDING & GARAGE APPROX. GROSS INTERNAL FLOOR AREA 664 SQ FT 61.6 SQ METRES (EXCLUDES WC)

Denotes restricted head height

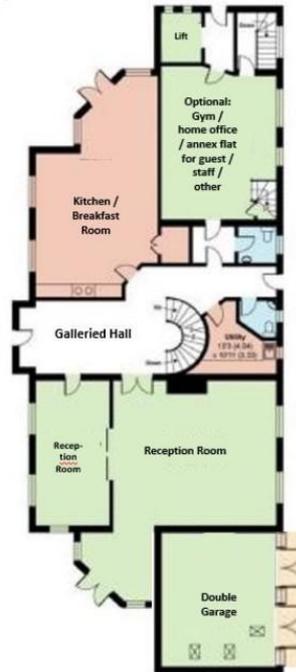


OUTBUILDING

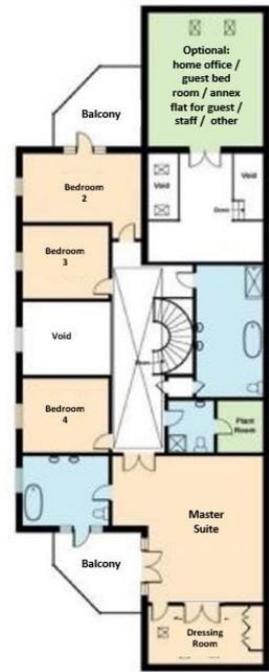


LOWER GROUND FLOOR

Garage  
 Approximate  
 Area (100.00)  
 3347 (100.00)



LOWER GROUND



FIRST FLOOR

## Council Tax Band

H

## Viewing Arrangements

Strictly by appointment

## Contact Details

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Hertford

Hertfordshire

SG14 1PY

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		

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