



Layston Court
20 High Street | Buntingford | Hertfordshire | SG9 9AQ

LAYSTON COURT

A magnificent period house of immense charm and character together with an adjoining cottage/annexe, and a half acre plot enjoying a central yet private setting in the heart of this pretty market town.

Layston Court, an impressive Grade II listed residence that truly captures the heart. With approximately 5,347 sq ft of beautifully presented and restored accommodation, this seven-bedroom, four-reception room home offers a precious opportunity to own a piece of Buntingford's rich history. Set within a generous 0.5-acre plot, Layston Court has been meticulously restored and improved in recent years by the present owners who have cleverly blended original features with modern requirements with both grandeur and practicality on offer throughout this very fine home.

Whilst being set in the very heart of this charming and pretty town, Layston Court is set well back from the high street and benefits from the best of both worlds. Everything being on ones doorstep, yet without being troubled by it.







STEP INSIDE

From the moment you step through the entrance vestibule into the welcoming reception hall, you'll feel the embrace of Layston Court's timeless elegance. An impressive welcome into the home with an imposing staircase rising up to the first floor. Each of the three substantial reception rooms in the main house, presents an invitation to live and entertain in style. Imagine cosy evenings by the wood burning stove in the fine drawing room, bathed in natural light from the elegant bay window, or quiet contemplation in the dedicated study/family room.

To the rear of the house is a further hallway off which is a downstairs cloakroom/WC, access into a useful store room/workshop and stairs down to the cellar. A pretty glazed rear conservatory/hallway also runs across this part of the house connecting the two hallways and the garden. The grand and spacious formal dining room seamlessly caters for both intimate gatherings and larger celebrations. A wonderful room with original Oak paneling and original fireplace. At the heart of this magnificent home lies the kitchen/breakfast room, a true hub of the home that cleverly combines a contemporary bespoke kitchen with the high ceilings and traditional feel required in a home of such quality. From the kitchen one finds a rear lobby with the former staff staircase, a downstairs cloakroom/WC and a well fitted utility room that leads into the garden. Ascend to the first floor where six beautifully proportioned bedrooms, four doubles and two singles, await, including a luxurious principal bedroom boasting its own en-suite shower room – a private sanctuary for relaxation. A further luxurious family bathroom and a luxurious separate shower room serve the other bedrooms that are all substantial and each with their own character.

The adjoining, spacious cottage/annexe offers excellent flexibility. Offering a generous double bedroom, bathroom, living room and kitchen, a perfect haven for guests, a multi-generational living space, or even a private home office, adding an extra layer of convenience and opportunity to this exceptional home.

The journey begins as you approach Layston Court. Set behind a red brick wall and approached by along a gravel drive bordered by an extensive lawn, borders and mature trees, leading to ample parking in front and to the side of the house. The character continues with a detached former stable block and cart shed now offering garage space together with excellent storage, a hayloft and intriguing possibilities.





























STEP OUTSIDE

The truly delightful rear garden is a joy. Predominantly laid to a lush lawn the rear garden is a true oasis – a perfect stage for outdoor entertaining, simply unwinding amidst the tranquillity. The garden is full of colour and interest with well stocked borders, trees and shrubs together with a large terrace to the rear of the house. At the foot of the garden one finds a further terrace with a most impressive large summer house providing a wonderful area to extend the summer evenings with friends and family. There is a pretty pond and a productive vegetable garden, fruit trees and two greenhouses tucked away. A mix of high red brick walls and fencing provide great privacy.

Location

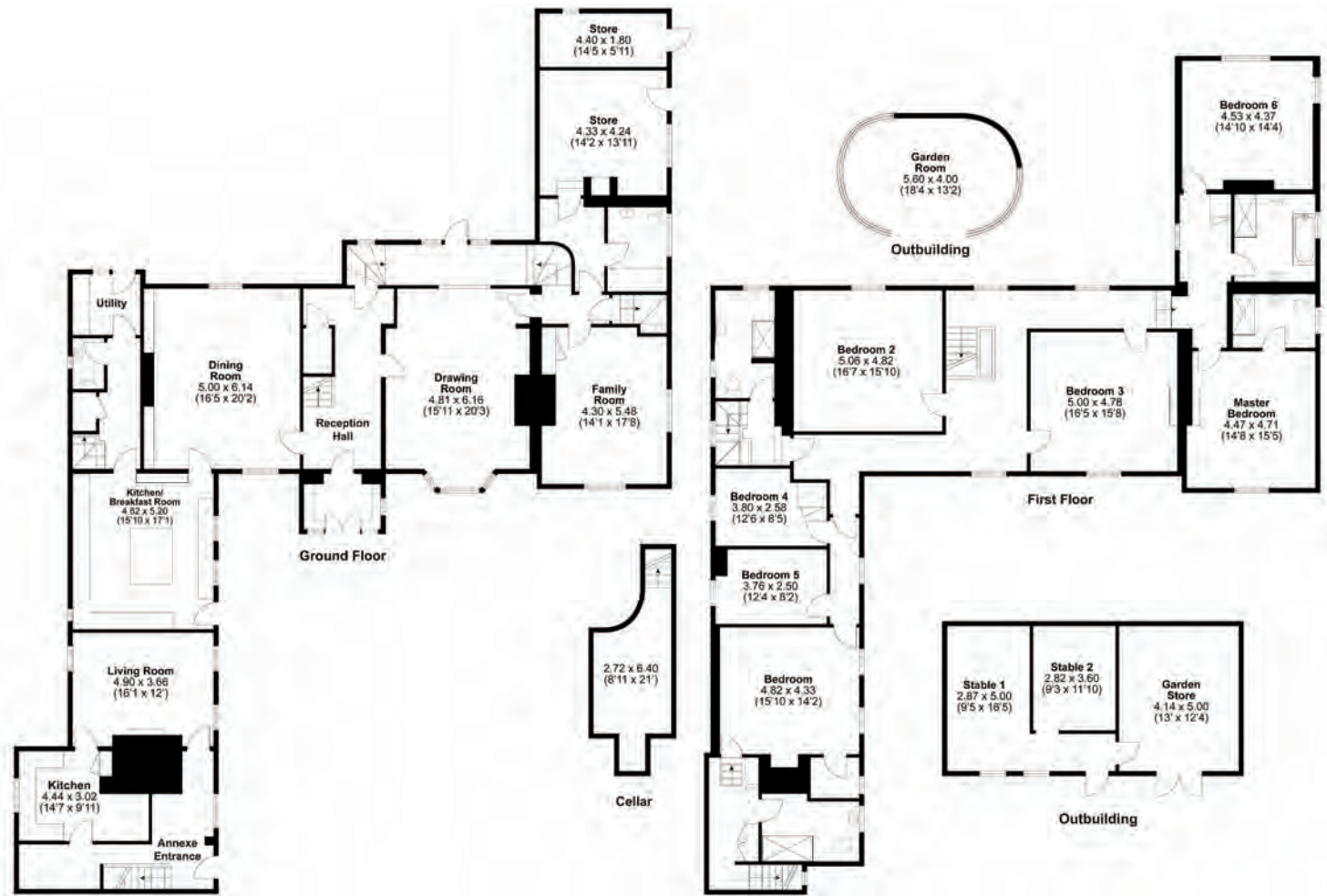
Nestled within a conservation area just off Buntingford's vibrant High Street, Layston Court offers the perfect balance of historical charm and modern convenience. Enjoy easy access to independent shops, supermarkets, delightful restaurants, and highly regarded schools, all contributing to a wonderful community atmosphere. Excellent road links via the A10 connect you effortlessly to Cambridge and the M25, providing a gateway to London. For commuters, a choice of nearby railway stations in Royston, Stevenage, Ware, and Hertford ensure swift and direct access to London's King's Cross, Moorgate and Liverpool Street, making life beautifully connected.

Other Information

- Mains Gas
- Mains Electricity
- Mains Water
- Water Softener
- Security Alarm and Fire alarm
- Secondary Double Glazing to main rooms
- EPC Exempt (Grade II Listed)







TOTAL FLOOR AREA: 6119 sq.ft. (568.8 sq.m.) approx.

MAIN HOUSE: 4329 sq.ft. (403 sq.m.) approx.

ANNEXE: 1018 sq.ft. (94 sq.m.) approx.

STABLES: 314 sq.ft. (29 sq.m.) approx.

GARDEN STORE: 223 sq.ft. (21 sq.m.) approx.

GARDEN ROOM: 235 sq.ft. (21.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the Position contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any

Council Tax Band: G
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 27.05.2026





TRAX

KRI GARDENS

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