

PARSONAGE FARM

Ware, Hertfordshire, SG11



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Parsonage Farm, Parsonage Lane

A Grade II Listed medieval/early Tudor timber-framed farmhouse offers so many fine character and flexible accommodation over two floors.

The main house comprises, entrance hall, sitting room, study, breakfast room, kitchen/breakfast room, living/dining room, boot room, utility room and ground floor shower room with WC. To the first floor is the master bedroom with ensuite bathroom, four further bedrooms with two ensembles and a separate family bathroom. There is also a cellar in the main house.

Albury is a lovely village located just outside Much Hadham and Puckeridge.

For more comprehensive facilities and shopping Ware and Hertford can be found to the south, Royston to the north and Bishops Stortford to the west. There is an excellent selection of schooling both state and private within the locality to include St Edmunds College, Bishop's Stortford College, Heath Mount and Haileybury College in Hertford. For the commuter the A10 at Ware is approximately 3 miles distant and the mainline train is available at Ware or Bishops Stortford to London Liverpool Street.

There is good access to both the M1 and A10 linking to the M25 and national motorway network.

The surrounding countryside provides an abundance of leisure

activities to include Hanbury Manor and East Herts golf course, riding, walking and areas of historical interest.

The vendors have advised that the earliest part of the house dates to the late 1400s with original medieval arch brace, two large Tudor extensions - kitchen and new lounge (First floor added to original late medieval house during 16th century), one late Georgian/early Victorian extension and a large 2 storey modern extension added a few years ago. Timber framed (with original wattle and daub panels and close studding in the Tudor sections).

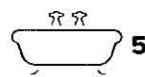
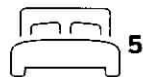
Tudor brick inglenook fire place, Tudor ceiling beams in the kitchen and 'old lounge'.

Rare late 16th and 17th century glass pane leaded windows (now interior - once exterior) to the upstairs landing.

Bread oven in the kitchen (historically a sign of wealth) - Parsonage Farm used to belong to the Bishop's of London whose summer residence was located in the village of Much Hadham.

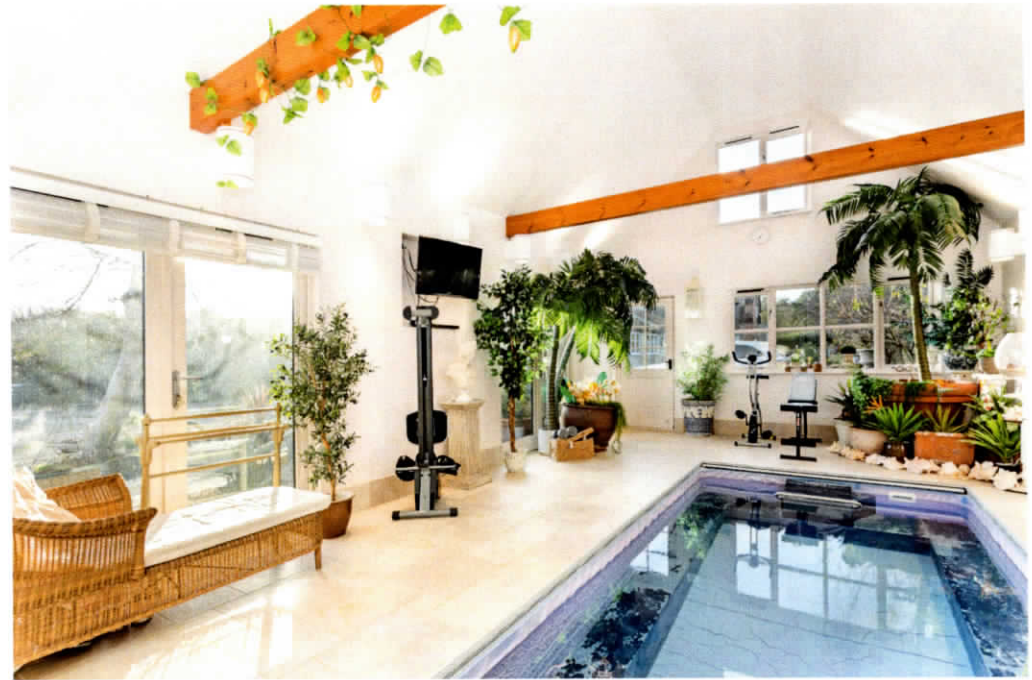
Oil fired 4 stove AGA and electric cooker & oven in the kitchen. Three working wood burners with fully lined chimneys.

Historically laid out gardens with herb kitchen and Tudor knot gardens, orchard and grassed areas for outdoor pursuits. Chinese banqueting house plus pond and permanent roofed and enclosed pavilion.



Outside

The property is also afforded a detached two bedroom self-contained annexe, office and barn, pool house, additional outbuildings as well as substantial garage, workshop and ample parking. The gardens and grounds have been beautifully maintained (of which there are approximately 3.5 acres). There are two further parcels of land of approximately 12.4 acres. There may be potential to develop and/or build subject to planning permission.



Key information

Local Authority East Herts District Council 01279 655261

Tenure Freehold

Guide Price **£2,000,000**

Parsonage Lane, Albury, Ware

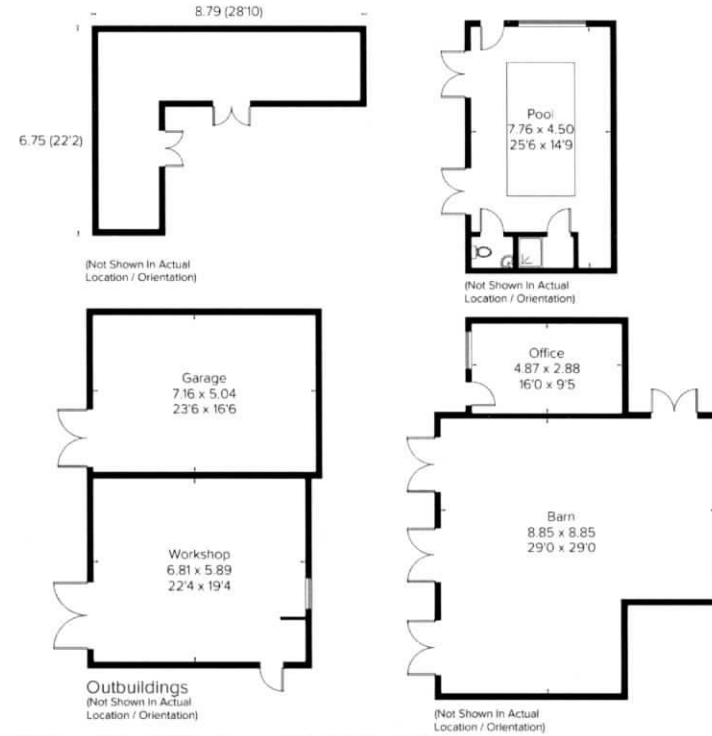
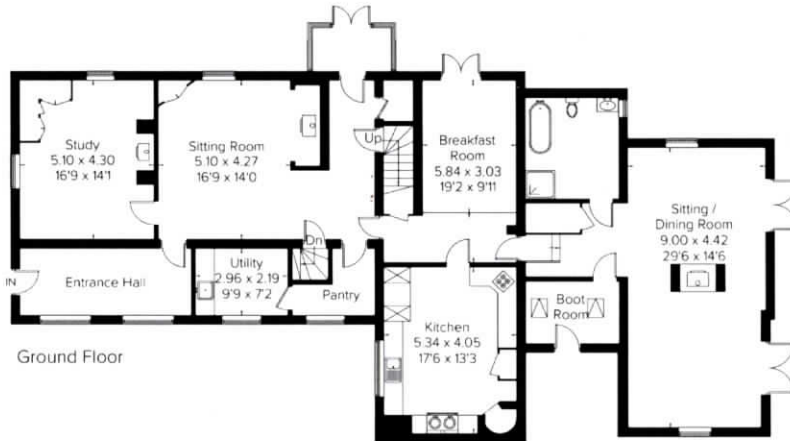
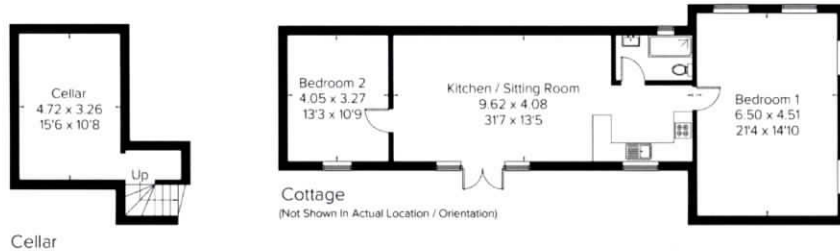
Approximate Gross Internal Area = 367.1 sq m / 3951 sq ft

Cellar = 19.2 sq m / 207 sq ft

Cottage = 82.7 sq m / 890 sq ft

Outbuildings = 222.8 sq m / 2398 sq ft
(Including Garage / Pool)

Total = 691.8 sq m / 7446 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 223631

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/ shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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