



Spellbrook Farm
Spellbrook | Hertfordshire | CM23 4AX

FINE & COUNTRY
ESTABLISHED 1978

Spellbrook Farm

Spellbrook, Hertfordshire, CM23 4AX

At a glance

- An Impressive Detached Family Residence
- Grade II Listed
- 7/8 Double Bedrooms
- 2 Reception Rooms
- Kitchen / Breakfast Room
- Well Established & Extensive Gardens
- Numerous Outbuildings & Garaging
- Private Gated Plot Approaching 14 Acres
- EPC Exempt

THE PROPERTY

This impressive family residence, sits on a plot approaching 14 acres and is steeped in history, believed to date back to the 17th Century, retaining many original features with sash and shuttered windows, exposed timbers and feature fireplaces. Arranged over 3 floors, this lovely property comprises 2 generous reception rooms, kitchen/family room and separate utility/boot room and bedroom on the ground floor. Principal bedroom with en-suite bathroom with separate shower facilities, bedroom 2 having an en-suite shower room, a further generous bedroom and family bathroom. The second floor offers 4 double bedrooms and a bathroom. The property sits on a private, gated plot with mature and well-established gardens and additional paddocks. There are various outbuildings and a garage with adjoining cart-lodge. Immediately to the rear of the property there is a self-contained annex, currently being used as 2 Airbnb suites providing an income. EPC Rating Exempt.

THE SETTING

The property is set back from the road, with countryside to the rear and is within walking distance of Spellbrook Primary School and the popular Three Horseshoes public house. Situated equally between the market town of Bishop's Stortford, and the popular town of Sawbridgeworth, both less than 3 miles away. Bishop's Stortford offers a comprehensive range of shops, restaurants, public houses and excellent schools for all ages, whilst Sawbridgeworth, also offers a range of local amenities and schools. For commuters, both have mainline railway stations with good rail links into London Liverpool Street and Cambridge. Stansted's International Airport and Junction 8 of the M11 are less than 10 miles away.



“triple aspect drawing room with feature fire surround”



THE ACCOMMODATION

A solid wood door opens onto a generous hallway with a turned staircase rising to the first floor and doors either side to the main drawing room, which is of generous proportions, triple aspect with sash windows and shutters, feature fireplace and inset woodburning stove. The opposite side of the hallway accesses a further sitting/family room with double sash windows to the front aspect, a lovely redbrick feature wall and inset wood burner. The kitchen/breakfast room is also accessed from the hallway and has been fitted with a good range of Christian wall and base units, granite worksurfaces and integrated appliances, a central island with integral hotplates, French doors to the rear garden and there is a gas fired Aga. The kitchen extends to a breakfast area currently used as additional kitchen space. To the right of this area is a guest bedroom, but ideally suited as an office/study. To the rear of the kitchen is an inner hallway giving everyday access to the property and to the cloakroom and boot room.

The first floor opens onto a landing area with the principal bedroom having en-suite bathroom with a separate shower and bedroom two also having en-suite facilities with the third bedroom using the family bathroom.

A further turned staircase rises to the second floor and offers four double bedrooms and bathroom facilities.

OUTSIDE

The property sits behind private electric gates with a gravel driveway offering parking for numerous vehicles. Adjacent to the property is the original coach house, granary and cart lodge which has the potential for annex conversion STPP, whilst to the rear there is a self-contained annex, split into two units, offering an income for the current owners by way of Airbnb. This has been granted planning permission (historically) to create a first floor.

The remainder of the well-established garden is predominantly laid to lawn with various mature trees, an orchard, shrubbed areas and hedges with a stream running the length of it and outbuildings and stables and additional paddocks amounting to a plot size of approximately 14 acres.

SERVICES

Gas fired central heating, mains drainage, gas, water and electricity are connected.

LOCAL AUTHORITY

East Herts District Council

COUNCIL TAX

Tax Band H

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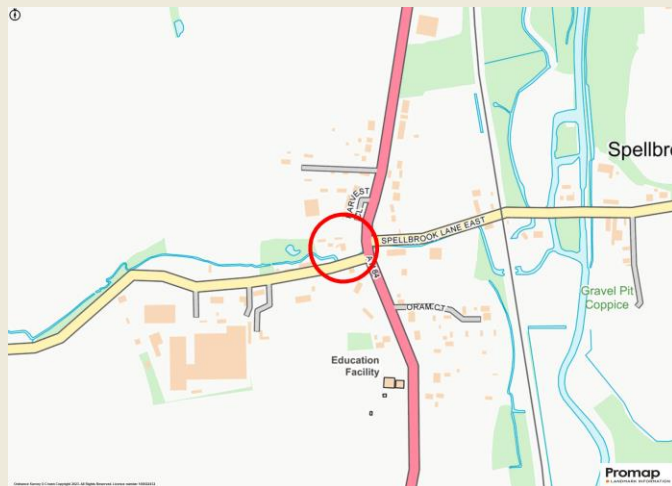
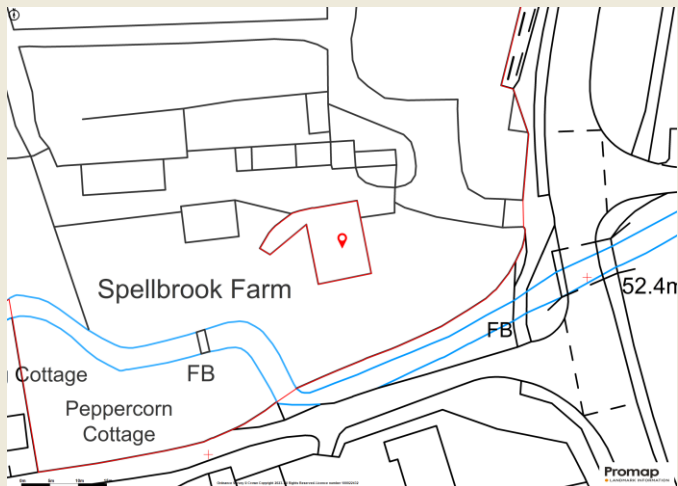
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“principal bedroom with en-suite bathroom & separate shower”





"kitchen/breakfast room with French doors to the garden"



Spellbrook Farm

Approximate Gross Internal Area = 3778 sq ft / 351 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 140 sq ft / 13 sq m

Outbuildings = 3216 sq ft / 261 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 7270 sq ft / 637.6 sq m





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