

EST. 1984



Jean Hennigan Properties

INDEPENDENT TOWN AND COUNTRY AGENTS

**STUDIO COTTAGE, WORMLEYBURY COURTYARD,
CHURCH LANE, BROXBOURNE, HERTFORDSHIRE, EN10 7OE.**

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Through the pair of heavy original wrought iron gates, under the wide painted archway, below the landmark clock tower and into the cobbled courtyard you will find the truly unique Studio Cottage proudly standing and forming part of this charming historic setting.

The property has been in the same family for over twenty five years and retained many of the fine original features honouring the Grade I listing, the moment you set foot inside the cottage you feel you have stepped into a bygone era; one cannot fail to be impressed by the wealth of character and charm surrounding you. With rooms on different levels, the property offers great flexibility in the arrangement of the accommodation.

Forming part of the original stable complex, serving the majestic main Manor Hall, Wormleybury dates back to the mid-18th Century and is set in forty acres of glorious landscaped grounds, boasting its own five acre lake, the English Heritage have categorised the land as a site of Special Historical Interest. The surrounding area offers a host of amenities, including shopping, sporting and educational facilities. The commuter is well catered for with excellent access links to London and the Home Counties by both road and rail.

For purchasers seeking a special character home in a wonderful setting, we strongly recommend an early viewing in order to fully appreciate the individual and unique accommodation Studio Cottage has to offer.

SUMMARY OF ACCOMMODATION

- *CHARMING ENTRANCE HALL**
- *SPACIOUS RECEPTION HALL/STUDY/DINING HALL**
- *BRIGHT KITCHEN**
- *ELEGANT SITTING ROOM**
- *SPLIT LEVEL INNER HALL**
- *BRIGHT AND SPACIOUS DINING ROOM/THIRD BEDROOM WITH ORIGINAL DOOR**
- *GROUND FLOOR TILED SHOWER ROOM**
- *TRIPLE ASPECT PRINCIPAL SUITE WITH BATHROOM**
- *SECOND BEDROOM SUITE WITH BATHROOM AND DRESSING ROOM**
- *GAS CENTRAL HEATING**
- *MULTI PANED WINDOWS THROUGHOUT**
- *PRIVATE SUN TRAP TERRACE**
- *SET IN FORTY ACRES OF GLORIOUS GROUNDS WITH FIVE ACRE LAKE**
- *COBBLED COURTYARD SETTING**
- *DOUBLE GARAGE**

Wide covered entrance portico with original York Stone paving together with courtesy lighting and a solid wood and glazed stable door with brass furniture affords access to:

CHARMING ENTRANCE HALL Full of character with a turning staircase leading to the first floor with oriel bay window looking into the sitting room on the half landing. A built-in storage cupboard to one wall houses the fuse box and meters. Radiator. Exceptional internal multi paned curved bay windows flank a matching door that leads directly into the:



SPACIOUS RECEPTION HALL 15'3 x 8'2 This room could be used for a variety of options, dining hall, study etc. A multi paned window provides a lovely view overlooking the communal grounds. Double doors give access to an under stairs storage cupboard. There are two radiators. Multi paned French doors lead to the sitting room while a further multi paned door allows access to the:

BRIGHT KITCHEN 14'5 x 6'10 Twin multi pane windows provide an alternative view over the grounds, tiled in quality wall and floor ceramics to compliment the fitted solid light oak wall and base units with granite effect working surfaces that incorporate a stainless steel single drainer sink unit with mixer tap and cupboards below. The wall mounted plate rack dresser and cabinet matches the light oak units. Inset four ring gas stove with built in Neff double oven below and stainless steel extractor hood above. Appliances include a dishwasher, fridge/freezer and washing machine. The gas central heating boiler is concealed in a kitchen cupboard. Spotlights.



ELEGANT SITTING ROOM 19'6 x 10'11 Multi pane sash window overlook the cobbled courtyard. Feature fireplace with York stone hearth. Fitted light oak dresser to one wall with shelving cupboards and drawers. Two wall light points and two radiators, a part glazed door leads to:



SPLIT LEVEL INNER HALL High level glazed window, spotlights, radiator and a panelled door leads to the bathroom, further panelled door with glazed light above leads to:

BRIGHT AND SPACIOUS DINING ROOM/THIRD BEDROOM 16'8 x 9'5 This room could be used for a variety of options. The main feature of the room is the solid heavy wooden door that leads to the cobbled courtyard and is original to the building, shorter than the modern day door with four small glazed panels at the top and a large brass handle. Two further multi pane sash windows allow the light the flood into the room again from the courtyard. There is access to the loft and spotlights together with radiators and media points.



TILED SHOWER ROOM 9'3 x 4'2 Tiled in quality wall ceramics with a decorative tiled border. Large walk in tiled shower with folding glazed screen. Suite comprising, low flush w.c. and pedestal wash hand basin. Spotlights, wall light and extractor fan. Radiator with heated towel rail.

FIRST FLOOR LANDING Feature curved panelled door to large built in airing cupboard housing the water cylinder with ample linen storage shelving. Access to the loft. Panelled doors to suite and

BRIGHT AND SPACIOUS PRINCIPAL BEDROOM 19' x 10'10 Triple aspect multi pane sash windows. Feature varnished cross ceiling beam. Fitted wardrobes to two walls. Four wall light points and two radiators, panelled door leading to the:



EN-SUITE BATHROOM 9'4 x 7'1 Partly tiled with quality wall ceramics. Window overlooking the grounds. Suite comprising large bath with wood panelling, fitted shower and folding screen. Pedestal wash hand basin with mirror light and glass shelf above. Spotlights, extractor fan and radiator with heated towel rail.

SECOND BEDROOM SUITE 11' x 10'2 Window overlooking private terrace. Built in wardrobe to one wall, wall light point and radiator. Two steps lead to a single pane glass door to the dressing room and further panelled door affords access to the:



EN-SUITE BATHROOM 7' x 6'2 Partly tiled in decorative wall ceramics and fitted with a suite comprising; wood panelled bath with folding shower screen, pedestal wash hand basin with mirror and light above, and low flush w.c. Radiator with heated towel rail. Spotlights, extractor fan.

DRESSING ROOM A quirky room with pitched roof (restricted standing space) and skylight window. Feature natural brick arch with recess set upon a stone slab. Radiator and two wall lights.

EXTERIOR

Front

The cobbled courtyard is shared ownership. The York stone terrace and steps are private, under the covered entrance. There is a feature wall mounted copper carriage lantern, a nod to the original setting. A built-in cupboard with white panelled door and wrought iron furniture serves as a useful external storage space.

PRIVATE SUN TRAP TERRACE Neatly tucked away, Studio Cottage enjoys the benefit of a completely private raised sun terrace, thoughtfully landscaped and secluded by mature shrubs and evergreens, with various flowering plants. A tall trellis provides support for climbing roses. There is an external water supply.

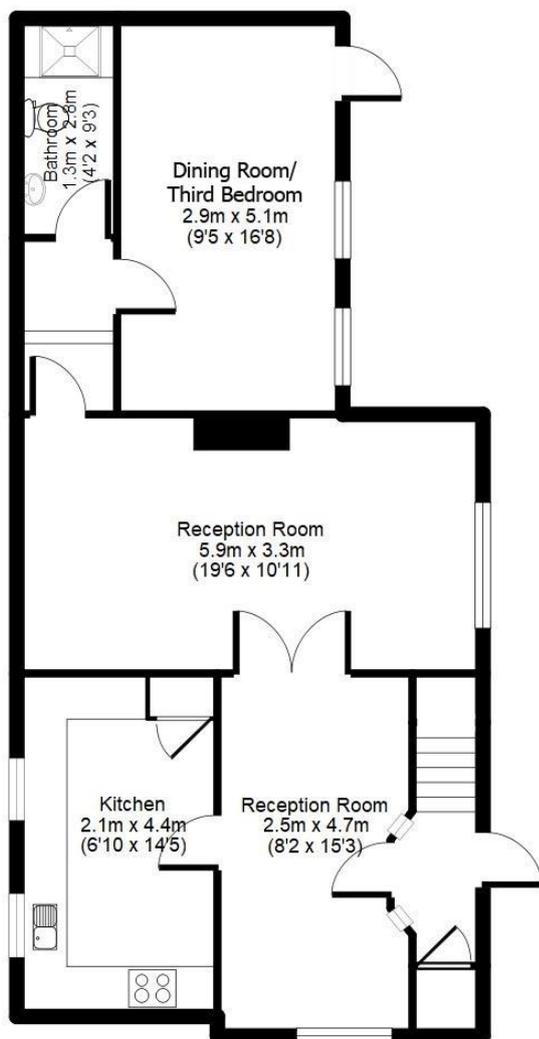
DOUBLE GARAGE Even the double garage enjoys a lovely setting, with automatic up and over doors. There is also ample visitors parking beneath the mature pine trees.



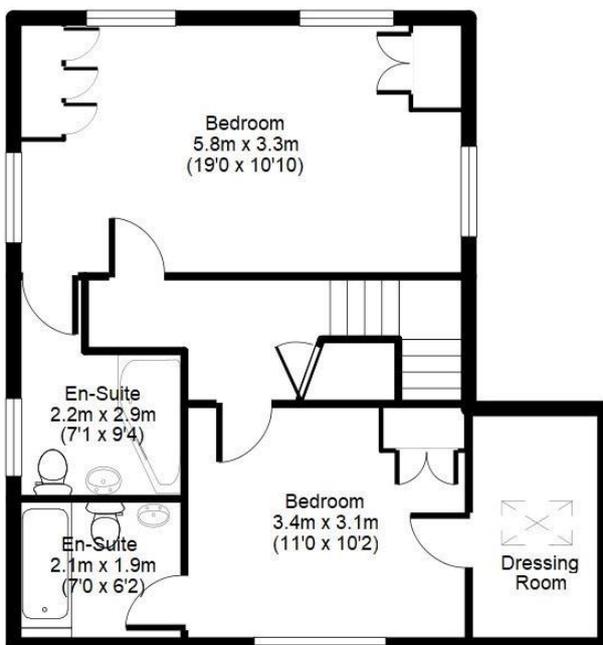
GUIDE PRICE: £750,000. FREEHOLD

Floor Plans

These drawings are not to scale and should be used for observational purposes only



Ground Floor



First Floor

VIEWING: By appointment with Owners Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

Important Note One: To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that prospective purchasers have these documents available to save any delay, when a sale is agreed.

Important Note Two: These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det2608

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