



Ayot Bury

Ayot St Peter, Hertfordshire

An exceptional Grade II listed Georgian Manor House with extensive outbuildings overlooking mature parkland

Ayot Bury, Ayot St Peter, Welwyn, Hertfordshire

Welwyn 1 mile, Welwyn Garden City 2.2 miles (London Kings Cross 29 mins),
Harpندن 6.5 miles, Central London 26 miles, Heathrow Airport 36 miles

Features:

Reception hall, drawing room, sitting room, dining room, library, ballroom, family room,
study, kitchen/breakfast room, cloakroom, utility room, walk-in larder, large cellar

Principal bedroom with en suite bathroom and dressing room,
8 Further bedrooms (5 en suite), 3 Family bathrooms

Annexe Cottage with kitchen, dining room, reception room, 2 bedrooms, bathroom

Extensive range of traditional and modernised outbuildings
including Old Barn with stables and machinery stores, office, gym,
farm office with kitchen and WC, machinery store, garaging for 12 cars

Tennis court, manège

Beautifully landscaped gardens and grounds, parkland

In all about 41.67 acres



Historical Note

Set in a chimney is a terracotta plaque with the date 1686 and the initials CH which probably relates to Charles Horn who became the Rector in 1799. At this point Ayot Bury was a significantly smaller Rectory, probably standing four-square, the later additions being made by Sir Alfred Reynolds in the late 19th century.

On 29th January 1937 the executors of Lady Reynolds sold the property to Nall-Cain Estates which became Brocket Estates Limited who then sold to the Sandersons. Basil, Lord Sanderson of Ayot who was born in New York became a Director of the Bank of England between 1943 and 1965. He was created the 1st Baron Sanderson of Ayot on 4th January 1960 for his services to the shipping industry, principally keeping the London Docks open during World War II.

Pevsner described Ayot Bury as 'A fine well kept house, the centre block of which is of 1672. Additions of 1913'.



Ayot Bury

Listed Grade II of being of architectural and historic importance, Ayot Bury is a handsome early 18th century family home constructed of mellow red brick under a pitched clay tile and slate roof. The central façade has a perfect symmetry with later 19th century additions to the west and east. Internally the house combines elegant light and spacious reception rooms with comfortable bedroom accommodation on the first and second floors. Of particular note is the magnificent ballroom measuring 42ft x 28ft and centred on a beautifully carved marble fireplace. Equally majestic is the drawing room with hand painted silk panels, a hardwood floor and fine views through the mullioned windows to the parkland beyond.



Ayot Bury has been carefully restored over recent years with enormous attention to detail. In addition to new heating and electrical systems a sympathetic programme of redecoration has been undertaken throughout the house; the kitchen is hand built and finished in a soft white under black granite worktops with access to the family room, second kitchen and walk-in larder.

On the first floor are five substantial principal bedrooms each with en suite facilities whilst on the second floor there are three additional bedrooms and a treatment room.

Accessed through the house or independently is the annexe cottage; a very comfortable, self contained house ideal for a dependent relative or staff.





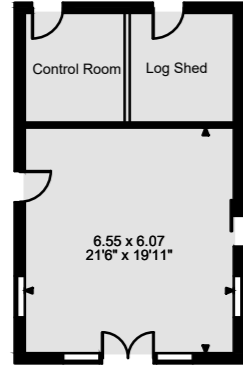
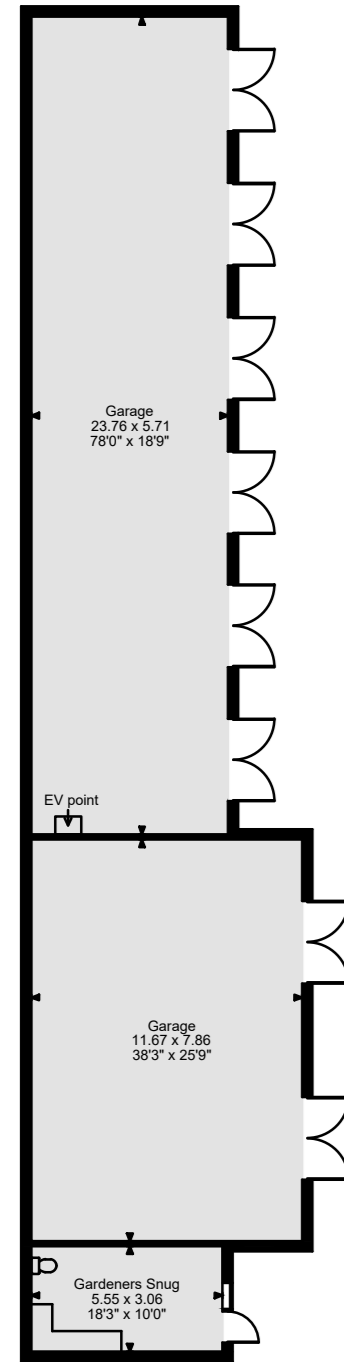
Floorplans for Ayot Bury, Ayot St Peter, Welwyn, Hertfordshire

Approximate Gross Internal Area*:
 Main House internal area 9,338 sq ft (867 sq m)
 Annexe internal area 1,094 sq ft (102 sq m)

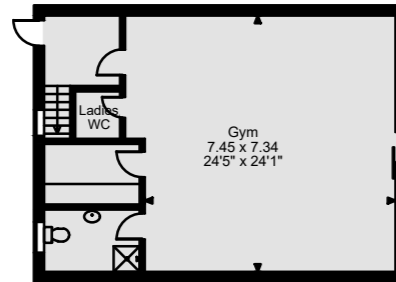
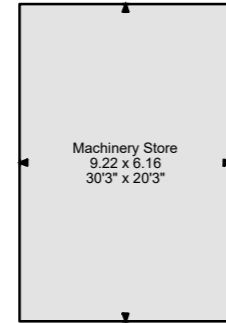
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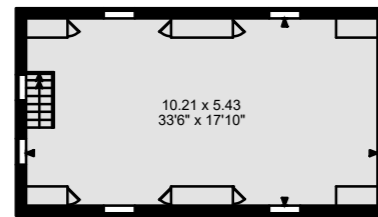
*As defined by RICS - Code of Measuring Practice.



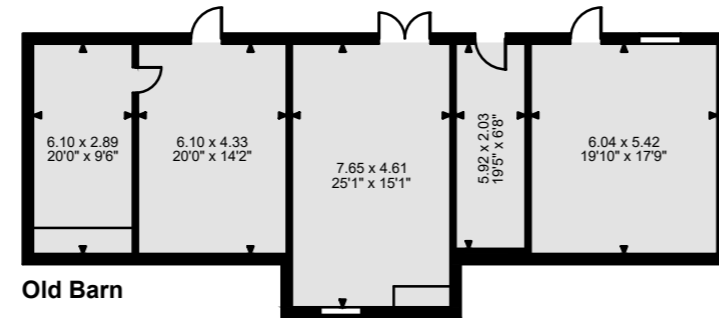
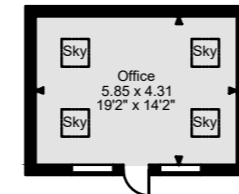
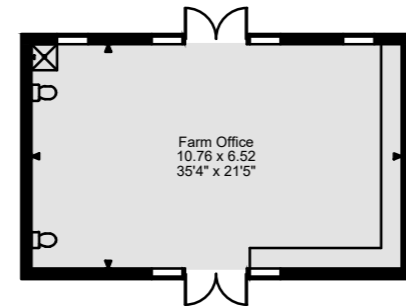
Old Bakehouse



Ground Floor



First Floor



Old Barn

Floorplans for Ayot Bury, Ayot St Peter, Welwyn, Hertfordshire



Approximate Gross Internal Area*:
 Garages internal area 2,457 sq ft (228 sq m)
 Outbuildings internal area 3,237 sq ft (301 sq m)
 Gym Building internal area 1,408 sq ft (131 sq m)
 Machinery Store external area 611 sq ft (57 sq m)

Illustration for identification purposes only.
 Not to scale.

*As defined by RICS - Code of Measuring Practice.

Outbuildings

A particular feature of Ayot Bury is the exceptional range and versatility of the outbuildings, the majority of which have been restored to a high standard. These include:

The Old Bakehouse: Constructed of timber frame with a clay tile roof providing storage.

The Old Barn: Built of brick under a clay tile roof providing stabling, machinery store and storage.

Office: Constructed of brick under a clay tile roof and used as an independent home office.

Gym/Storage: Built of brick, part weatherboarded under a clay tile roof.

Garage Block: A range of six garages with further large machinery store. Newly refurbished and built in brick, part weatherboarded under a clay tile roof.

Farm Office: A well presented office/work space with central office, WC, shower and kitchen. Constructed of brick under a clay tile roof.

Machinery Store: Constructed of timber and open fronted.



Gardens and Grounds

Ayot Bury lies centrally in its own gardens and grounds which are laid mainly to lawn and studded with a selection of mature specimen trees including oak, ash, Cedar of Lebanon and Wellingtonia. In early spring there is a carpet of spring bulbs including a magnificent display of daffodils. Later colour is provided by deep banks of rhododendrons and throughout the summer a range of scented roses interspersed with well stocked herbaceous borders. A York stone terrace overlooks the peaceful sunken garden with well established rose beds beyond which lies the principal lawn with central gravel path leading to the pond which lies in the shade of a mature copse.

To the north a further expanse of lawn slopes gently away from the house and adjoins the traditional parkland. Tall hedges shield the floodlit all-weather manège and separately the tennis court and pavilion.

Location

Overlooking well maintained agricultural land, Ayot Bury stands on the edge of one of Hertfordshire's prettiest rural villages, Ayot St Peter, in a secluded, mature setting. Largely undisturbed over the years, the village comprises a peaceful cluster of cottages and houses with a popular church at its centre. Local amenities are available in Welwyn 1.3 miles away whilst more comprehensive facilities are to be found in Welwyn Garden City 2.2 miles distant which includes John Lewis and Waitrose stores amongst others.

Communications are excellent by both road and rail. The A1(M) is within 2 miles giving direct access into Central London and the M25. Fast and frequent trains leave Welwyn Garden City reaching London Kings Cross in 29 minutes. Heathrow Airport is 36 miles away.

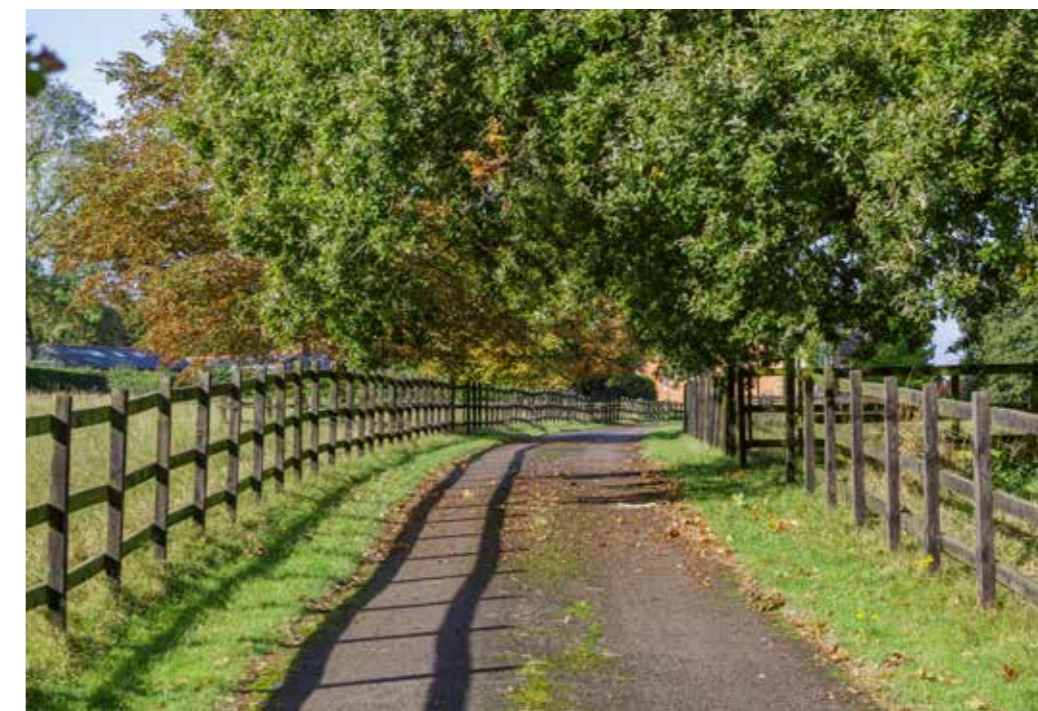
General

Method of Sale: Ayot Bury is offered for a sale as a whole by Private Treaty. Vacant possession will be granted on completion.

Wayleaves, easements and rights of way: the property is being sold subject to and with the benefits of all rights, including; rights of way whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easement and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes, whether referred to in these particulars or not.

Purchasers are informed that a public footpath crosses the land through the Walnut Orchard and south paddock.

Farming: A Periodic Agricultural Contract Agreement has been in place allowing a local farmer to grow and harvest a crop of hay on the pasture land to the north of the house in return for maintaining the hedges and fences. Further details are available from the agents.



The Walnut Orchard is planted with 123 walnut trees which have been harvested and the walnuts sold commercially.

Services: Mains water and electricity. Oil fired central heating. Broadband (BT fast fibre 300mbs/s). Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Planning: Ayot Bury is independently listed Grade II as is the Old Bakehouse and Garden Barn.

Local Authority: Welwyn Hatfield Borough Council.

Council Tax: Band H

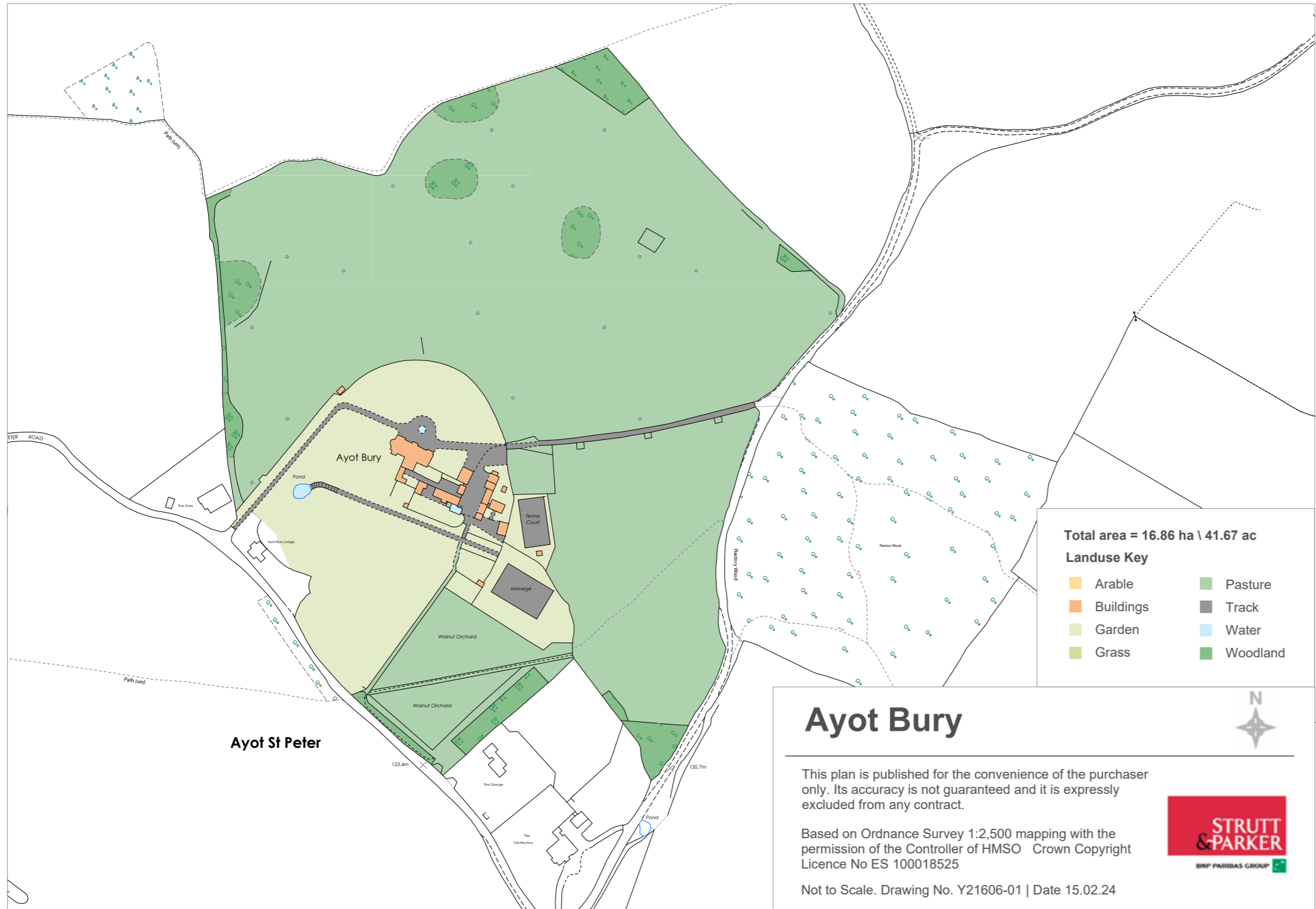
EPCs: Ayot Bury: Band F, Cottage: Band F

Post code: AL6 9BG

Guide Price: £10,750,000

Directions

From A1(M) take junction 6 and travel south on the B197, Digswell Hill. After 1.2 miles turn right onto Ayot Green, crossing over the A1 and immediately right onto Ayot St Peter Road. Follow the road into the village of Ayot St Peter and after passing the church on the left turn right into School Lane. The entrance to Ayot Bury will be found on the left after a short distance.



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