



# Wymondley Bury

Hitchin, Hertfordshire

## A stunning Grade II listed former manor house with a wealth of period charm and extensive grounds.

With its early 14th century origins, Wymondley Bury is a substantial countryside residence, which is steeped in history and offers a striking heritage home with modern day enhancements. Providing versatility and distinctive character, the property offers six reception rooms and ten bedrooms, with a vast loft space to contemplate.



**6 RECEPTION ROOMS**



**10 BEDROOMS**



**4 BATHROOMS**



**GARAGE**



**6.23 ACRES**



**FREEHOLD**



**RURAL/  
VILLAGE**



**6,225 SQ FT**



**GUIDE PRICE  
£1,900,000**



### The property

This handsome property features a U-shaped layout, with east and west wings added to the original aisled Hall House. Inside, the living environment offers a harmonious blend of heritage detail combined with 21st century functionality, with character features including ancient exposed timber beams and posts, wall panelling, parquet floors and beautiful antique fireplaces. An ancient studded plank door at the arched entrance portal gives a flavour of the bygone detail to be found inside this home where there are multi-functional ground floor reception spaces and upper level quarters.

The current presentation comprises a welcoming reception hall; an elegant drawing room; a separate sitting room with bay window; flexible-use garden and family rooms, and a morning room adjacent to the kitchen. Fitted with classic, quality cabinetry with hints to modernity, the kitchen features stone work surfaces, an ornate Belfast sink, an island unit and at its heart a stalwart Aga stove with monochrome tiled splashback. Ancillary space is provided by an adjacent

utility room. Two staircases lead up to the upper level rooms, where a length of landing hallway connects the two wings of the house. The first floor comprises eleven versatile multi purpose rooms serving as bedrooms and/or dressing rooms/suites with four bathroom facilities.

### Outside

The property is approached via a country lane, with electric wrought-iron gates set within brick pillars marking the access point onto the private roadway which extends to the frontage. Wymondley Bury is surrounded by parkland-style grounds with swathes of lawn interspersed with mature and specimen trees and is set in a woodland area. A fenced manège provides an enclosed area for equestrian training and activities, whilst the surrounding countryside offers far-reaching views and a sense of a borrowed landscape. A sheltered paved terrace adjoins the rear of the house offering opportunities for outdoor dining, entertaining and relaxation whilst enjoying the sunny, southerly aspect.



An alternative al fresco setting is provided by a decked platform to the side of the property which has a decorative, fenced surround for privacy. 2 paddocks are included in the land ideal for a stable block STPP and there is a Dovecote with planning permission for a 1 bedroom annexe.

### Location

The property occupies a private and secluded setting, with a backdrop of open countryside, on the edge of the North Hertfordshire village of Little Wymondley. Local amenities include a primary school, a parish church, a tennis club and two public houses. A range of comprehensive retail, cultural and leisure amenities can be found in Hitchin, along with frequent trains for commuters reaching London Kings Cross and St. Pancras in approximately 33 minutes. For travel further afield, Luton Airport provides global access and is just 11 miles away and in addition to rail and air, communication links are excellent with easy access to the A1(M) for journeys into London and to join the M25, as well as northwards to access the A14. Well-regarded schooling is on offer in the vicinity in both the state and independent sectors of education.

### Distances

- Hitchin 3 miles
- Stevenage 4 miles
- Letchworth Garden City 5 miles
- London Luton Airport 11.6 miles
- Cambridge 26 miles

### Nearby Stations

- Hitchin railway station
- Stevenage railway station
- Letchworth railway station

### Key Locations

- St Albans Cathedral
- Hatfield House
- Chesfield Downs (Golf Course)
- Oughtonhead Common (Nature Reserve)
- Barton Hills NNR (Nature Reserve)
- Sundon Hills Country Park
- Luton Hoo Estate

### Nearby Schools

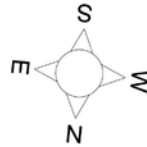
- Wymondley Junior & Infant School
- Graveley Primary School
- The St John Henry Newman Catholic School
- St Ippolts Primary School
- William Ransom Primary School
- Kingshott School
- St Christopher School
- St. Francis' College
- Hitchin Girls School
- Hitchin Boys School







**Wymondley Bury**  
**Approximate Gross Internal Area**  
**578.35 sq m / 6225.30 sq ft**  
**(Excluding Loft)**  
**Loft Area 462.80 sq m / 4981.53 sq ft**



**Ground Floor**

**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.

**Floorplans**

Gross internal area (exc loft) 6,225 sq ft (578 sq m)  
 Loft area 4,981 sq ft (462 sq m)  
 For identification purposes only.

**Directions**

SG4 7JN

///what3words: slide.memo.trail - brings you to the frontage of the property

**General**

**Local Authority:** North Hertfordshire District Council

**Services:** Mains electricity, water and drainage

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band H

**Planning:** Planning permission granted for 1 bedroom annexe. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

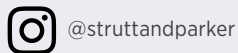
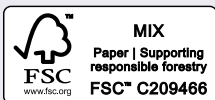
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