



Old Manor House

Barley

Outstanding Grade II listed Country House set in delightful grounds.

Old Manor House, Shaftenhoe End, Barley, SG8 8LE

Royston Station 4.8 miles (London Kings Cross 37 mins), M11 (J10) 8 miles, Cambridge 13.9 miles, Stansted airport 29 miles

Features:

Dining room | Drawing room | Study | Garden room
Kitchen | Breakfast room | Utility | Cellar | Principal bedroom
with dressing room and en suite | 5 Additional bedrooms,
1 en suite | Family bathroom | Gymnasium | Double garage
with car port | Self contained 2 bedroom cottage | Manicured
garden

About 4.9 acres in all





The property

Formally known as Big House or Freemans and said to have been the Manor House of Burnells, Old Manor House is of Elizabethan origins, and has been sympathetically extended and restored by the present owners. The property offers accommodation arranged over three floors plus a cellar. The ground floor is approached from a reception area and inner lobby where the eastern wing comprises a magnificent dining room with original recessed fireplace and log burner. Of particular note is the stop chamfered lintel and mantel with carved brackets and scroll work and original plank door. This leads through to the kitchen/breakfast room. Divided into two parts, the kitchen area has a superb range of bespoke cabinets with Corian surfaces, gas Aga, built in appliances including a wine cooler, a charming window seat overlooking the gardens and has a tiled floor throughout. Patio doors to the opposite wall lead directly onto the rear terrace. Access from the kitchen via a door leads to a second staircase to the first floor. The dining area has a glass wall and fitted bookshelves and leads through to the utility room. The western wing comprises a drawing room with fireplace, corner cabinet a window to the front aspect and a mullioned window previously hidden, but discovered by the owners during the renovation. Beyond is a splendid contemporary oak framed garden room with vaulted ceiling, and study with cloakroom and storage. This has superb views across the rear gardens.

From the dining room, a modern staircase with carved balustrades and newel posts leads to the first floor landing with rediscovered mullioned window. This floor comprises the principal bedroom with fitted wardrobes, dressing room and spacious en suite, a second bedroom with en suite, a bathroom with separate w.c and a third bedroom on a lower level. Two staircases lead from the landing to the second floor. The first provides access to a mezzanine floor and bedroom six and onwards to the top floor. This has two further connected bedrooms one of which has the exposed brick chimney stack. The second staircase leads directly into this room. A dry cellar is approached from the dining room and houses the boiler and laundry equipment.

The property benefits from a recent full planning permission for a contemporary glass extension infilling the south courtyard to create a spectacular new entertaining space. For full details please visit the North Hertfordshire Planning Portal using the reference 22/03038/LBC

Outside

The well maintained landscaped grounds extend to 4.9 acres and include an ornate garden pond. Immediately adjacent to the house a brick/shingle terrace incorporates shaped low level walls with an impressive display of topiary. Architectural features of interest to the rear elevation are the brick stack with tapered crowsteps and two trumpeting Satyr carved brackets situated to the top of the stair tower. Beyond is a large expanse of lawn, with the eyes being drawn to a substantial selection of mature trees, all planted by the present owners. A second shingle terrace is ideal for entertaining and sits adjacent to the gymnasium. The front aspect is approached via a five bar security gate, and has mature hedging to one side and is walled opposite. A shingle drive extends to one side of the property and leads to the double garage with car port and log store. A two bedroom cottage is also located to the front. This has two en suite shower rooms, a kitchen/sitting area and a private garden with parking.

Location

The property is located in a Conservation Area within the popular south Cambridge village of Barley, with its shop, school, public house, doctors and pharmacy. Under 5 miles distance is the historic market town of Royston, with an even more comprehensive array of green spaces and facilities, including a mainline station with rail services into Cambridge and London's Kings Cross. There are shops, supermarkets, banks, eateries and public houses, along with a library, comprehensive recreational amenities, schools and doctor's and dentist's surgeries. Convenient road links are available via the M11 (Stansted Airport, London, M25 and A14 north) and to the city of Cambridge and the A1 (north and south) via the A10 and A505.













Directions

From Royston head south east on the B1039 for 2.9 miles before turning right onto High Street (B1368). After half a mile, turn left onto Smith's End Lane and follow Smiths End Lane to the end. Turn left onto Bogmoor Road for 0.4 miles. Old Manor House will be found on the right

General Information

Local Authority

North Hertfordshire Council

Council Tax

Band H

Services

Main electricity and water, oil fired central heating. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought

Tenure

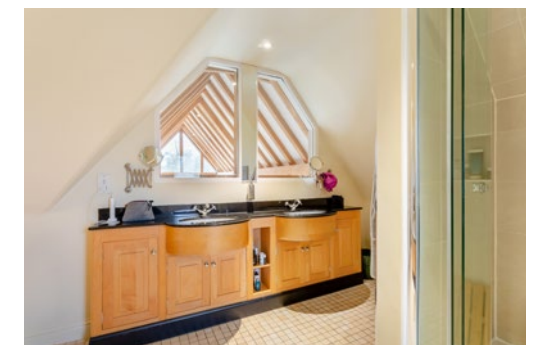
Freehold

EPC Rating

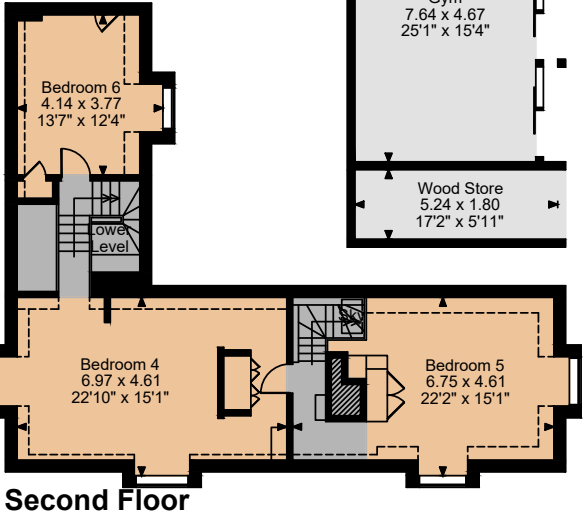
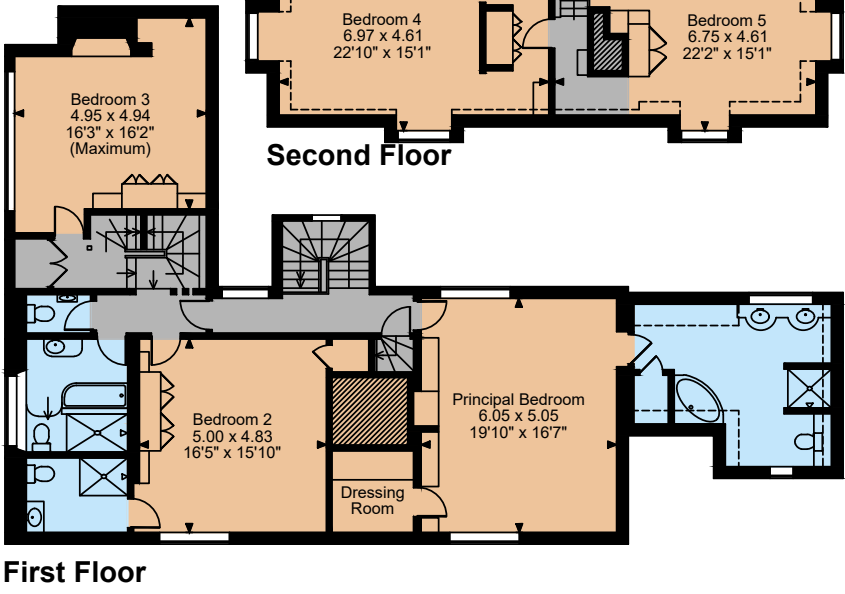
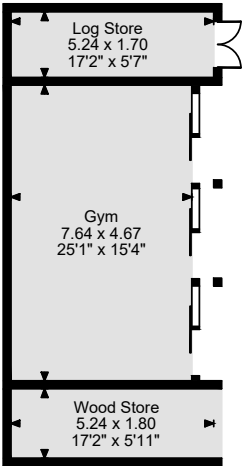
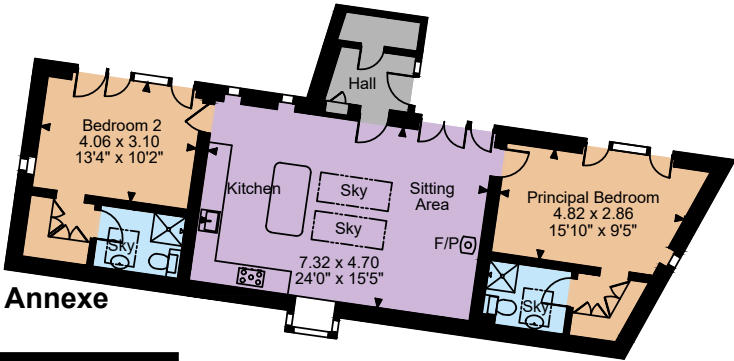
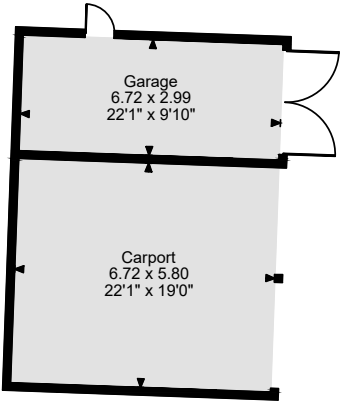
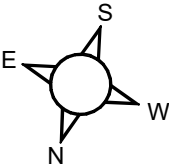
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Guide Price

£2,450,000



Floorplans for Old Manor House, Shaftenhoe End, Royston
 Main House internal area 4,647 sq ft (432 sq m)
 Garage & Carport internal area 650 sq ft (60 sq m)
 Stores & Gym internal area 605 sq ft (56 sq m)
 Annexe internal area 910 sq ft (85 sq m)
 Total internal area 6,812 sq ft (633 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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Total Area (2.00 ha / 4.93 ac)

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