



Hall Barn

The Glade, Letchworth Garden City,
Hertfordshire, SG6 3LN
Guide Price £2,995,000

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Hall Barn is a unique family home that seamlessly blends the charm of the Arts and Craft period with the comforts of today.

A meandering gravel driveway offers a sense of seclusion as it leads to the entrance of Hall Barn. The property, nestled at the end of one of Letchworth's most prestigious roads The Glade, is surrounded by splendid gardens and set within approximately 2.3 acres of beautiful grounds, offering total privacy yet still within easy reach of the town centre and mainline station. Hall Barn, designed by and formerly the home of Robert Bennett, renowned Letchworth Garden City architect who assisted with the design of Letchworth Garden City along with Ebenezer Howard and Barry Parker. Hall Barn offers many original features from the Arts and Crafts period and has been sympathetically improved over the years by the current owners with modern touches. Designed in the 'butterfly' style to welcome natural light, the structure seamlessly spans the mature gardens.

Entrance: Stepping through the traditional front door, you are greeted by a welcoming hallway that embodies the Arts and Crafts movement with its panelled walls, parquet flooring and period staircase.

Reception Rooms: The principal reception rooms extend from the hallway, offering captivating garden views through glass crittall doors. The rooms feature exposed oak beams, oak flooring, with french doors leading to a southerly-facing veranda, perfect for outdoor entertaining. Removable panels allows the reception rooms to transform into a spacious entertainment area with each room boasting its own fireplace, creating the perfect setting for hosting guests. A study overlooking the gardens and independent access make this property versatile for various lifestyles.

Kitchen/Breakfast Room: The main kitchen/breakfast room beautifully blends modern convenience with the property's heritage. Handcrafted cabinets complement original furnishings and a traditional AGA adds to the charm of the property. For convenience, the property also benefits from two utility rooms and downstairs cloakroom.

First Floor: The seven bedrooms are all located on the first floor, with the principal enjoying a spectacular vaulted ceiling and cleverly positioned bay window offering views of the grounds. Also located on the first floor is a modern and stylish bathroom and shower room suite. Accessed from a second flight of stairs are two of the bedrooms with one enjoying its own ensuite.

Grounds: Inspired by Gertrude Jekyll, one of Britain's most important horticulturist and garden designers of the arts and crafts period. The magnificent grounds are a particular impressive feature of Hall Barn. With an expanse of formal lawns, extensive tree orchard, a variety of well stocked flower beds, all enclosed by a hedge and tree border. An additional feature to the grounds is a full sized real grass lawn tennis court which enhances the recreational lifestyle that the property has to offer. To the front of the property is an expansive driveway set behind gates, providing secure off road parking for several vehicles.

Hall Barn is a living testament to the timeless appeal of Arts & Crafts architecture. Here, history and modern living coexist harmoniously in a countryside retreat.

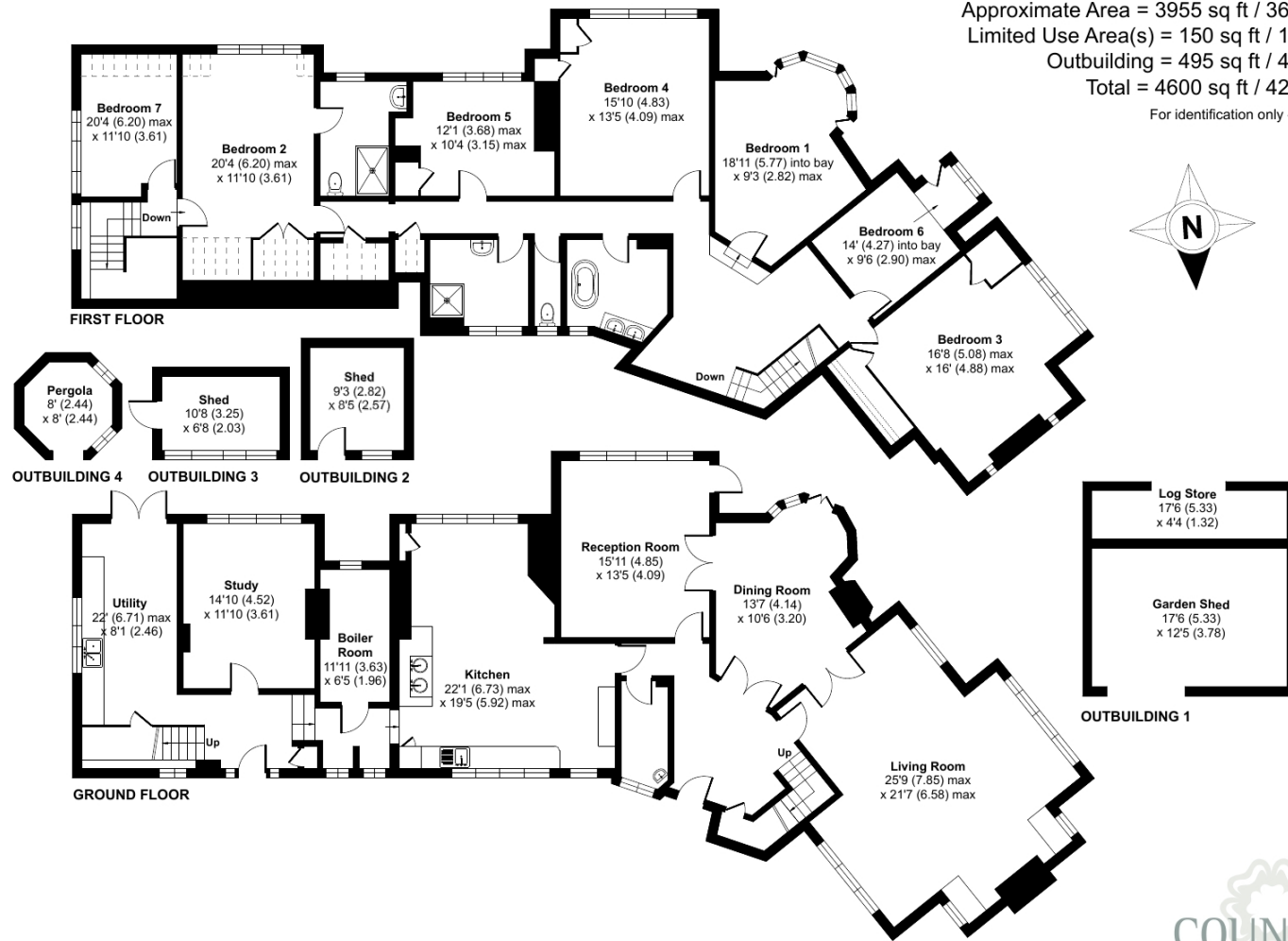
- A magnificent and unique family home
- Designed by and formerly home of Robert Bennett, the renowned Letchworth Garden City architect
- Situated on one of Letchworth's most prestigious roads
- Set within approx. 2.3 acres of splendid grounds
- Grade II listed from the Arts and Crafts period







Approximate Area = 3955 sq ft / 367.4 sq m
 Limited Use Area(s) = 150 sq ft / 13.9 sq m
 Outbuilding = 495 sq ft / 45.9 sq m
 Total = 4600 sq ft / 427.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1038595



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Viewing by appointment only

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