



Wymondley Bury
Little Wymondley | Hitchin | Hertfordshire | SG4 7JN

FINE & COUNTRY

WYMONDLEY BURY



Step Inside:

Nestled amidst countryside, this magnificent Grade I listed former manor house stands as a testament to timeless elegance, steeped in history and meticulously preserved. This house boasts a vast trove of living spaces which are both versatile and accommodating for the modern lifestyle. The downstairs includes; a spacious sitting room, elegant drawing room, cozy family room (which also works perfectly as a home office), morning/playroom, relaxing garden room (currently used as a home gym) and a grand reception hall with an inglenook fireplace. Each space exudes warmth and character.

The kitchen/breakfast room serves as the beating heart of this home, with the added benefit of a pantry, seamlessly blending traditional charm with contemporary convenience, perfect for entertaining. Retreat to one of the 10 bedrooms, each a sanctuary of comfort and style. Adorned with stunning outlooks, every bedroom offers a serene escape. The current owners, with a large family, have ingeniously repurposed additional bedrooms as dressing rooms, a testament to the property's adaptability. The master suite is a haven of tranquillity, with an en-suite bathroom and a luxurious walk-through dressing room space.

This magnificent property offers a rare opportunity to own a piece of history which first dates back to the late 1300's, it is rumoured that King Henry VIII wife Anne Boleyn once took residence here.

There is an abundance of space and storage here, including a cellar & full height loft space. The garden room/gym also offers the possibility of conversion into a granny annex, utilising the family room and storage area.

With its versatile living spaces, enchanting bedrooms, and idyllic surroundings, this estate offers a lifestyle of luxury, refinement and endless possibilities, not one to be missed. Schedule a viewing today and prepare to be captivated!









Seller Insight

“ Wymondley Bury is a magnificent manor house that began life in the fourteenth century and is now a superb family home with all the comforts of twenty first century living, that seamlessly combine with charming original features, to create a very special property.

Six years ago, the present owners were attracted by the space in the house and the fact that is divided into three wings, making it perfect for their four children and any extended family. The six acres of land gave the feeling of a rural retreat, and they loved the tranquillity and the sense of being secluded, but only a short walk into Little Wymondley village and a short drive into Hitchin.

Wymondley Bury offers luxury of space and great comfort and has given the owners a delightful lifestyle. They say it is impossible to choose a favourite room as they are all light flooded, large and welcoming, and the many open fires add to the sense of warmth and hospitality. The reception hall is one much enjoyed room that has been the setting for Christmas celebrations, games, and parties, where the attractive settings and size give events a wow factor.

The kitchen is the busy hub of the house, where the big Aga and the storage in the walk in pantry, combine to help in the hosting of large dinner parties. Eighteen people can be seated in the dining room and with a fire blazing and light flickering across the beams there is a sense of the timelessness in the room.

There are many delightful places to settle and relax in the house, with views into the courtyard and main gardens. There are rural views from all ten bedrooms, and the dual aspect from the master bedroom suite allows you to look across the green sweep of fields and woodlands beyond.

The property was originally moated, and the six acres of land consists of a garden, lawn, menage and paddock, a rear field and woodland. It has brought much pleasure to the family with camping, parties in the woods, including a fairy party when the children were small. There is a choice of walks and many spots to sit and savour the beauty and peace of your surroundings.

Little Wymondley is a friendly village, with two pubs, infant and primary school and an extensive list of clubs and activities in the Little, and nearby, Great Wymondley. Stevenage and Hitchin are both within two miles of the village and from Hitchin station there is a fast thirty minute service into London, whilst Luton airport is twenty minutes away.

Wymondley Bury is a magnificent home throughout and the owners are going to miss the space, the gardens, the serenity of the surroundings, and the relaxed sophistication that has been perfect for family life and entertaining. They take away very many happy memories.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















Step Outside:

Upon arrival, be greeted by electric gates that stand as sentinels to this impressive property, offering both security and privacy. A sweeping driveway winds through greenery, to a gravelled parking area, suitable for multiple cars. There sits a historic grade II listed timber framed dovecote which has recently been restored and has planning granted for a 1-bedroom annex.

Explore the grounds of this exceptional estate, spanning approximately 6.34 acres and divided into four distinctive lots. Each parcel offers its own unique charm.

Lot 1 boasts manicured gardens surrounding the house, including a stunning courtyard area. Immaculate lawns and raised decking area, epitomises the art of outdoor living and a perfect entertaining space.

For equestrian enthusiasts and outdoor enthusiasts alike, Lot 2 offers a haven of activity and adventure. The spacious menage, a maintained arena perfect for training and exercising horses along with a large adjacent paddock where there is plenty of space to incorporate stables STPP.

Venture into the woodlands of Lot 3 and experience a variety of trees & wildlife, dappled sunlight, and tranquil seclusion.

Finally, Lot 4, a picturesque paddock ideal for grazing livestock or enjoying picnics. With the gorgeous surroundings, this space is perfect for picnics or to be used for a marquee set up/parties.

About the Area:

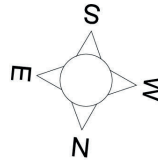
Wymondley Bury sits in the heart of Little Wymondley, which is one of Hitchin's most desirable villages. Hitchin combines the best elements of town and country living. As a prominent historic market town, Hitchin offers a multitude of well-established and new independent businesses as well as a wide selection of activities including a swimming pool, The Queen Mother theatre and Hitchin Lavender Fields. Hitchin train station offers a regular service to King's Cross. Additionally, there are services to Cambridge and the North via Peterborough. By road, Little Wymondley is just off the A1 and roughly 30 minutes from Junction 23 of the M25. The M1 North can be accessed via the A505, and Luton Airport is approximately 20 minutes away. Being in the SG4 catchment area allows access to highly acclaimed private and state schooling, with the separate boys' and girls' schools both achieving 'Outstanding' OFSTED reports.







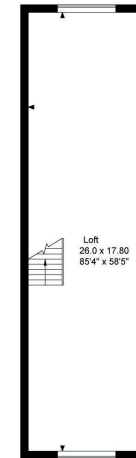
Wymondley Bury
Approximate Gross Internal Area
578.35 sq m / 6225.30 sq ft
(Excluding Loft)
Loft Area 462.80 sq m / 4981.53 sq ft



Ground Floor



First Floor



EPC Exempt
 Council Tax Band: H
 Tenure: Freehold

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



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 21.05.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country North Hertfordshire
Tel: +44 (0)1462 222555
northherts@fineandcountry.com
Station Place, Letchworth, Hertfordshire, SG6 3AQ

