



Hinxworth Place

Hinxworth, Baldock,
Hertfordshire, SG7 5HB

Freehold – Guide Price **£2,000,000**

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A very special property steeped in both British historical & cultural significance! Hinxworth Place is a Grade 2* listed, 5 bedroom semi-detached medieval manor house located on the fringes of the village of Hinxworth, Hertfordshire. With the main house dating to the 13th Century and much of its original features retained, this is a true piece of local history. Most recently the property has been the home and work place of the late great John W. Mills, a world renowned Sculptor who's many notable works can be found around London, Cambridge, Kent and Bedford and as far afield as South Carolina, Massachusetts, Michigan USA and Buenos Aires, Argentina! The property sits on an approx. 2.5 acre plot with an approx. 2828 sqft barn/annexe with storage, studio and living accommodation which is ripe for development with full conversion plans having been granted in the past (now expired). There is a further 678 sqft modern studio within the grounds which too could be converted to habitable accommodation STPP. The remainder of the approx. 2.5 acre plot is predominantly woodland with a large natural pond at the southerly end of the site which is thought to be one of the sources of the river Ouse. With an abundance of potential for re-modelling / development subject to the necessary consents, this can only be described as a 'once in a lifetime' opportunity to acquire a true relic of British history and to become part of the cultural legacy of the home & workplace of one of Britain's greatest artists.

Glazed inner porch, door to:-

Drawing Room

20' 0" x 21' 2" (6.10m x 6.45m)

Window to the front aspect, Inglenook fireplace with wood burner, doors to Kitchen & Rear Lobby, opening to:

Dining Room

20' 0" x 11' 4" (6.10m x 3.45m)

Window to the front aspect, window to the side aspect, serving hatch to kitchen.

Kitchen

12' 1" x 17' 2" (3.68m x 5.23m)

Window to the side aspect, window to the rear aspect, range of wall mounted and base level units with work surface over, inset sink with drainer, large pantry cupboard, space for dishwasher, cooker and fridge/freezer.





Approximate Gross Internal Area
 Ground Floor = 110.3 sq m / 1,187 sq ft
 First Floor = 85.2 sq m / 917 sq ft
 Second Floor = 52.6 sq m / 566 sq ft
 Annex Ground Floor = 172.4 sq m / 1,856 sq ft
 Annex First Floor - 1 = 38.8 sq m / 418 sq ft
 Annex First Floor - 2 = 51.5 sq m / 554 sq ft
 Outbuilding = 63.0 sq m / 678 sq ft
 Total = 573.8 sq m / 6,176 sq ft
 (Excluding Void)



□ = Reduced headroom below 1.5m / 5'0"

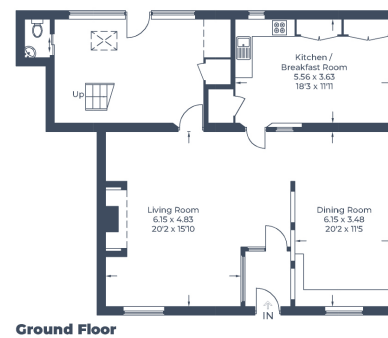
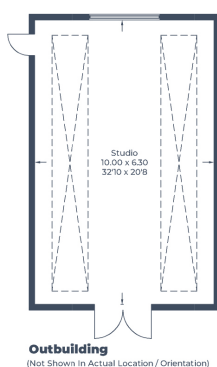
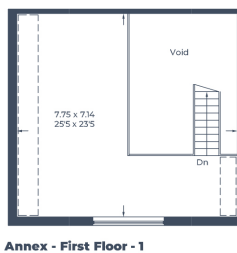
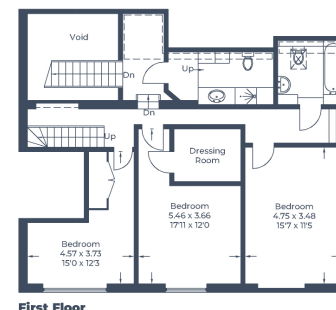
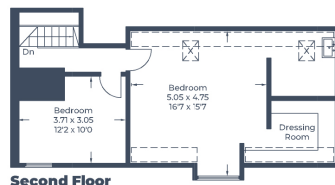
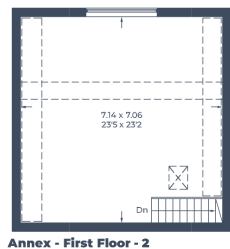
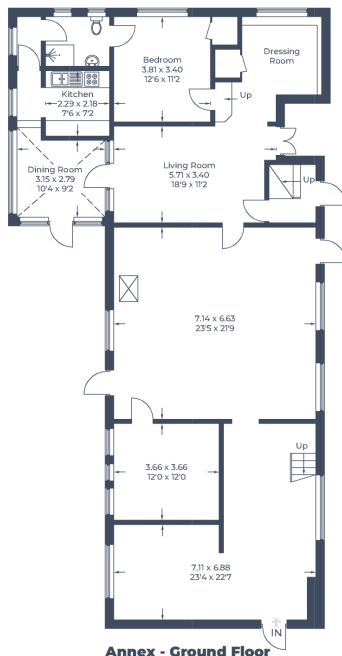


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Viewing by appointment only

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