



The Priory
Priory Lane | Little Wymondley | Hitchin | Hertfordshire | SG4 7HD

FINE & COUNTRY

THE PRIORY



Step inside

A rare opportunity to acquire a spectacular historic Grade I listed house, incorporating a magnificent Grade II listed 16th century barn. The Priory has origins dating back to the 13th century, however, on the dissolution of the monasteries, it was granted to James Needham, an architect and carpenter to King Henry VIII, who went on to adapt the priory building to a mansion and built the magnificent tithe barn.

Stepping inside this uniquely designed home, you are instantly struck by the feeling of character and history, surrounded by large stone curved doorways and windows and stunning beams throughout. The ground floor accommodation comprises of a welcoming reception hallway, spectacular dining room, large lounge, fantastic family kitchen and breakfast room. The ground floor boasts not one, but two charming inglenook fireplaces and two French doors to the rear garden which showcase the tranquil and beautiful views. The kitchen is fully equipped and has a laundry room. The property also offers an additional smaller reception room ideal for a study/playroom, two cloakrooms and a second staircase.

Heading upstairs to the first floor, there is a large hallway with a beautiful open staircase overlooking the downstairs aspect. There is an extensive principal bedroom with an impressive dressing room and en-suite bathroom. A further three double bedrooms, one with an ensuite, and a family bathroom complete the first-floor accommodation.

On the second floor, there are three further double bedrooms with a family bathroom. In addition to the main house accommodation, there is also an added benefit of a delightful one-bedroom detached cottage, comprising of a kitchen, lounge/diner, double bedroom, and bathroom.

Overall, sitting on a 6-acre plot, with outstanding views and so much potential, The Priory is simply breathtaking, and unique. Viewing is strongly recommended.













Seller Insight

“Set within six acres of stunning gardens and grounds is The Priory, a beautiful and historic Grade I listed house, which also boasts a magnificent Grade II listed 16th century barn. The Priory has origins in the 13th century, however on the dissolution of the monasteries it was granted to James Needham, an architect and carpenter to King Henry VIII, who went on to adapt the priory building to a mansion and build the magnificent tithe barn.

“My husband and I bought The Priory back in 1991, and I can honestly say that it was a real case of love at first sight,” says the owner. “We had been searching for a property with a bit of land for our daughter’s horse, and purely by chance we were told that this house was about to go onto the market. We were immediately taken aback by the superb amount of space, both inside and out, the sense of history and the setting, which is absolutely idyllic. It is a magical place with a real special something about it, but for us it has quite simply been a really wonderful family home.”

“We moved here in 1991, and in 1992 we began running a very successful wedding venue business, but it was never our initial intention, it happened quite by accident. We spent many months renovating the house, the barn, and the grounds, and at the end of what turned out to be a mammoth project we decided to have a big New Year’s Eve party for all the people who had worked on the property. We held it in the barn and one of the attendees was so taken with it that she asked if she could hold her wedding here. Since then, we have held well over two thousand celebrations! We have also held weddings for family members as well as christenings in our little chapel.”

“The barn is thought to be one of the finest in the whole of England, and the house too is absolutely steeped in history and has an array of really beautiful features, many of which we uncovered during the initial work to the property. However, it is not a museum piece, it is a family home. It was a magical place for the children to grow up in, they had such adventures here, and it has been a place that we have loved sharing with our wider family and our friends.”

“One of my favourite rooms is without doubt the dining room. It has an atmosphere all of its own. I cannot quite put my finger on it, but everyone loves it; it is a stunning room for entertaining.”

“We are not far from places such as Stevenage, Hitchin and Letchworth so everything we need is within easy reach. We are also just moments away from the A1, and from nearby Hitchin station it takes just over half an hour to travel into St Pancras. It is such a convenient spot, however when we are at home it is so peaceful and picturesque that we feel as if we are a million miles from anywhere.”

“In addition to the barn, we have an assortment of outbuildings within the property. There is also a little one-bedroom cottage, which is currently home to our chef, so it is an ideal property for both running a business and for multi-generational living.”

“I’ll miss the peace and tranquility of the setting, the trees and the greenery, and I’ll also miss the space,” says the owner. “I always loved watching the children, and more recently the grandchildren running around enjoying total and utter freedom in such a safe and beautiful environment. As I said before, it is a real family home and it now needs a new family to fill it and enjoy all it has to offer.”*

* 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

Aside from the property, there is also beauty to be found in the magnificent gardens. Upon approach, you will instantly appreciate the time and detail that has gone into The Priory. A stone gravel driveway branches off to the front door with tall trees to either side leading to the large courtyard parking area.

The magnificent Grade II listed 16th century tithe exquisite barn, is currently being used as a picturesque, successful wedding venue, having hosted over 2000 events over the last 30 years. The family run business happened purely by chance. Having purchased the property as a family home, its fantastic business potential was quickly realised! Equipped with its own chapel, full separate kitchen facilities for catering, ample offices, meeting and storerooms, the long established business is thriving and ready to be taken over. Everything needed is already in place should the new owners wish to take advantage of the current arrangement with bookings already in the pipeline for 2024. This is a splendid opportunity to purchase not only a family home but also an established business.

The gardens are well stocked with a wide variety of mature trees, a pergola and attractive patio areas. The gardens have an impressive stately feel and are very private, offering a tranquil retreat and haven for the local wildlife.

About the area

The Priory proudly 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. Hitchin has a selection of highly acclaimed schools with the separate boys' and girls' schools both achieving 'Outstanding' OFSTED reports.













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