



# 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 Rhee. 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.

- Grade 2\* listed Medieval semi-detached home dating to the 13th Century
- 5 Generous bedrooms
- 2828 sqft Barn/Annexe
- 2.5 acre plot with woodland & natural pond
- Idyllic rural setting
- Former home & workplace of the world renowned sculptor John W. Mills
- Stunning original character features throughout
- Large modern studio
- Fantastic value adding/ development potential STPP
- Council Tax band G / EPC Band - Exempt



## Accommodation

### The Main House

#### Entrance Porch

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.

#### Rear Lobby

20' 7" x 12' 3" (6.27m x 3.73m)

Windows to the rear aspect, radiator, stairs to the first floor, sliding door to cloakroom, space for a washing machine, external door to rear.

#### Cloakroom

WC, wash hand basin.

### First Floor

#### Landing

Window to the side aspect, stairs to the second floor, doors to:

#### Shower Room

Velux window to the rear aspect, radiator, WC, wash hand basin, shower cubicle.

#### Bedroom One

16' 10" x 12' 7" (5.13m x 3.84m)

Window to the rear aspect, door to bedroom two (not in use), door to:-

#### Dressing Room

7' 9" x 6' 0" (2.36m x 1.83m)

Built in shelving and hanging rails.

#### Bedroom Two

14' 9" x 11' 5" (4.50m x 3.48m)

Window to the rear aspect, fireplace with stone surround and tiled hearth, door to bedroom one (not in use).

#### Bedroom Three

12' 0" x 13' 8" max (3.66m x 4.17m)

Window to the rear aspect, airing cupboard.

#### Family Bathroom

Velux window to the front aspect, radiator, WC, wash hand basin, bath with shower attachment over and curtain.





## Second Floor

### Landing

Doors to:

### Bedroom Four

12' 2" x 10' 0" into eaves (3.71m x 3.05m)

Window to the front aspect.

### Bedroom Five

14' 5" x 15' 2" (4.39m x 4.62m)

Velux window to the rear aspect, window to the front aspect, built in wardrobes, opening to:

### Dressing Area

Walk in dressing area with hanging rails and shelving.

### En-suite

Velux window to the rear aspect, heated towel rail, WC, wash hand basin, shower cubicle.

## The Barn

### Barn Accommodation

Total square footage of barn approx. 2828 sqft comprising of:

Self-contained 1 bedroom annexe with living room, kitchen, double bedroom, dressing room and glazed dining/garden room.

### Store/Studio

Large store / studio space with an internal first floor gallery measuring approx. 1179 sqft in total.

### First Floor

Drawing studio measuring approx. 624 sqft.





## Modern Studio

### Studio

Studio measuring 678 sqft with double doors to front, external pedestrian door to side, built in work benches, Cloakroom with WC and wash hand basin.

### External

#### The Grounds

There is a parking area laid to gravel to the rear of the property providing off road parking for 2-3 cars. A further parking area is at the front of the main house and barn providing parking for a further 3-4 cars. The main house has an attractive formal garden at the front of the property which then extends to the side and rear of the Barn to the stunning approx. 2 acre woodland and natural pond.

## Agent's Notes

### History of Hinxworth Place: (Source Wikipedia)

Hinxworth Place is a medieval manor house near Hinxworth, Hertfordshire, England. Formerly the Manor of Pulters, building was started c. 1390. The construction is of clunch with loose flint filling cavities in the lower part of the walls. There is 16th century decoration painted directly onto the stonework in one of the upper rooms.

It was once owned by John Ward, son of Richard Ward, who was Lord Mayor of London for one month in 1484. After his death it passed to John Lambard, master of the Mercers' Company and alderman of London.

The house was inhabited at one time by Cistercian monks of Pipewell Abbey in Northamptonshire. The Drury and Andrews map of 1766 shows an L-shaped building with three separate outbuildings with indication of an avenue and other plantings.

The large spring fed pond to the south of the house is one of the sources of the river Rhee which is a major tributary of the river Cam.

In the early part of the 20th century it was owned by Walter Sale who farmed 250 acres (1.0 km<sup>2</sup>) but in the 1930s was compulsorily purchased by the county council who divided the land into four smallholdings each of about 60 acres. The Sales remained tenants until 1949 by which time, the house having fallen into dereliction, it was sold to a banker who formed a syndicate of London professionals and artists (including the actor Peter Copley) who renovated it. Hinxworth Place was divided and sold during the 1960s and the larger part of the property is now the former home and workplace of the sculptor John W Mills, a number of his works are displayed in the grounds.









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

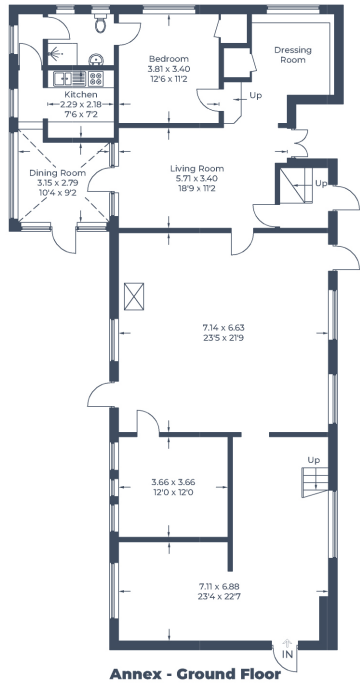
Outbuilding = 63.0 sq m / 678 sq ft

Total = 573.8 sq m / 6,176 sq ft

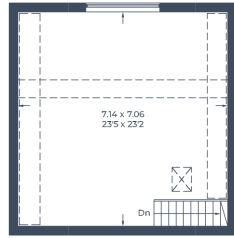
(Excluding Void)



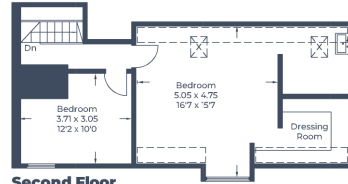
 = Reduced headroom below 1.5m / 5'0"



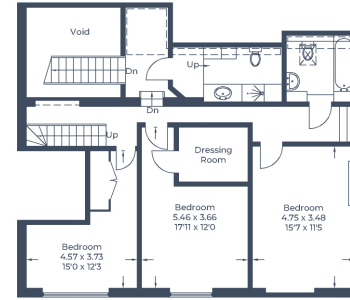
**Annex - Ground Floor**



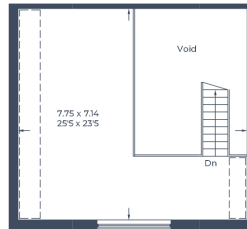
**Annex - First Floor - 2**



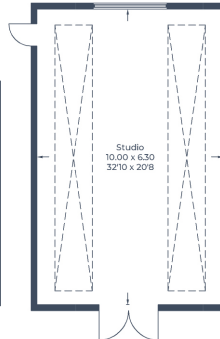
**Second Floor**



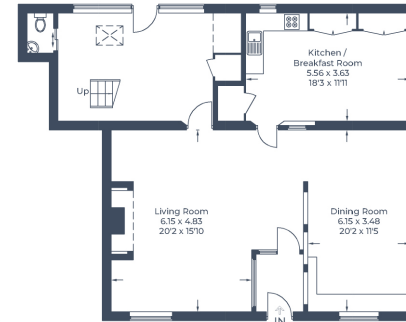
**First Floor**



**Annex - First Floor - 1**



**Outbuilding**  
(Not Shown in Actual Location / Orientation)



**Ground Floor**

Illustration for identification purposes only,  
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Viewing by appointment only

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