

Elegant Grade II Listed Five-Bedroom Residence on 3.1 Acres – A Rare Opportunity



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A distinguished **five-bedroom Grade II listed home** set within **3.13 acres** of picturesque grounds, offering a wealth of possibilities for discerning buyers. With **substantial outbuildings**, this unique estate is ideal for a **private residence, boutique wedding venue, luxury health retreat, or care facility**, and also presents **development potential** (subject to planning).

Property Highlights:

- **Five spacious bedrooms | Six bathrooms**
- **Four elegant reception rooms | Two kitchens**
- **Office & study rooms | Wine cellar**

- **Grade II listed Coach House**, currently a self-contained flat
- **Three additional self-contained studio apartments**
- **Swimming pool & tennis court**

- **3.13-acre estate** with potential to develop **3-4 houses** (STP)

Current rental income of £5,000 pcm from outbuildings (main house owner-occupied)

A rare blend of **heritage charm, modern luxury, and investment potential**—this property offers a **dream lifestyle and business opportunity** in a spectacular setting.

**The Hall, Church Road, Great Hallingbury,
Bishops Stortford CM22 7TY**



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Location

Located in the picturesque village of **Great Hallingbury**, adjacent to **St Mary's Church**. The Hall is situated on Church Road, offering a peaceful rural setting while still being easily accessible to nearby towns. **Great Hallingbury** is nestled in the heart of **Essex**, close to the thriving market town of **Bishops Stortford**, which offers a range of local amenities, including shops, schools, and transport links. The location benefits from its proximity to the **M11 motorway**, providing direct access to **London** and **Cambridge**, and is also just a short distance from **Stansted Airport**.

The surrounding area is known for its natural beauty, making it an ideal spot for those who enjoy outdoor activities, as well as those seeking a quiet, countryside atmosphere while remaining well-connected.

Description

A large 5-bedroom Grade II property sitting on an impressive 3.1 acres of land, with ponds a moat, beautiful grounds together with a pool, tennis courts and outbuildings that provide a healthy monthly income, there is also potential to develop further housing on the part of land.

Accommodation

Main House (Grade II)	486 m ²	(5228 ft ²)
Coach House (Grade II)	79 m ²	(845 ft ²)
Barns	53 m ²	(568 ft ²)
Granary (studio)	27 m ²	(295 ft ²)
Summer House (Studio)	29 m ²	(310 ft ²)
Workshop	23 m ²	(250 ft ²)
Total GIA	697 m²	(7496 ft²)

Present Income

The Coach House - £1500 pcm
The Granary - £1,050 pcm
Summer House (studio flat) - £950 pcm
Workshop (studio flat) -£750 pcm
Pool House - £750 PCM

All are rented on flexible arrangements

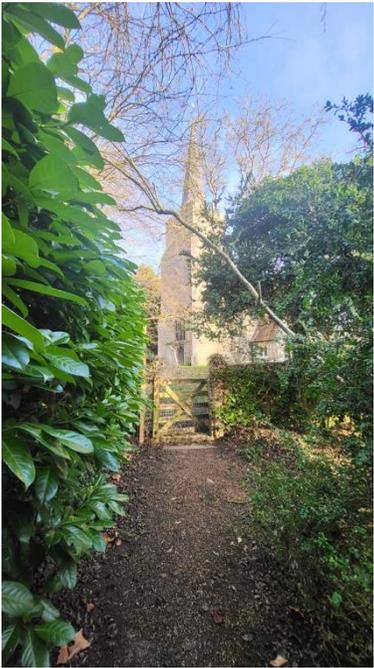
Tenure: Freehold

Price

Offers sought in the region of **£2,700,000**, subject to contract



A Viewing is Highly Recommended to Appreciate the Vast Space and Beauty of the Property!











The Hall, Great Hallingbury

Gross internal area (approx.)

Total = 697 sq m (7496 sq ft)

Main House = 486 sq m (5228 sq ft)

Coach House = 79 sq m (845 sq ft)

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Granary = 27 sq m (295 sq ft)

Summer House = 29 sq m (310 sq ft)

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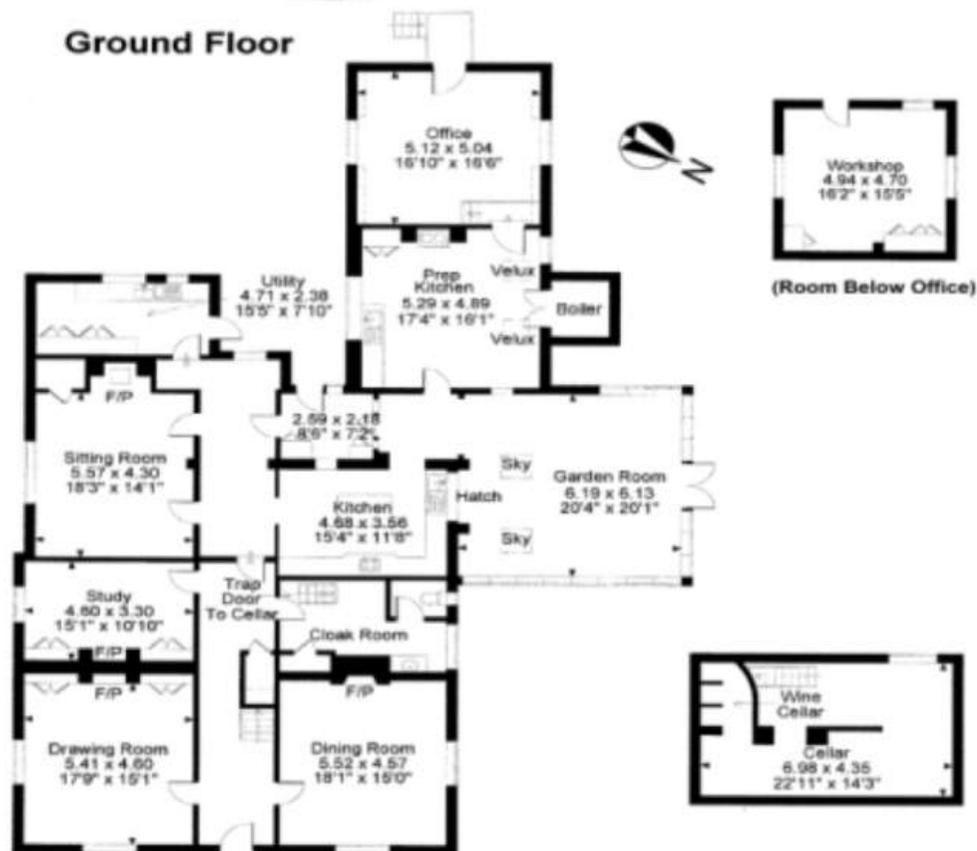
Quoted Area Excludes 'Loft Space'

For identification purpose only. Not to scale.

© ehouse. Drawing ref. dig/8138216/CMN

--- Denotes restricted head height

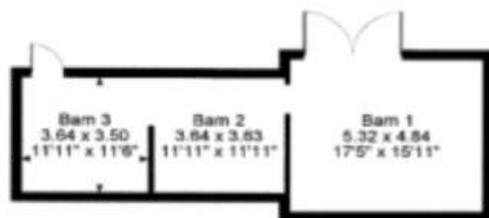
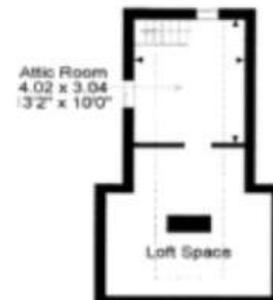
Ground Floor



First Floor



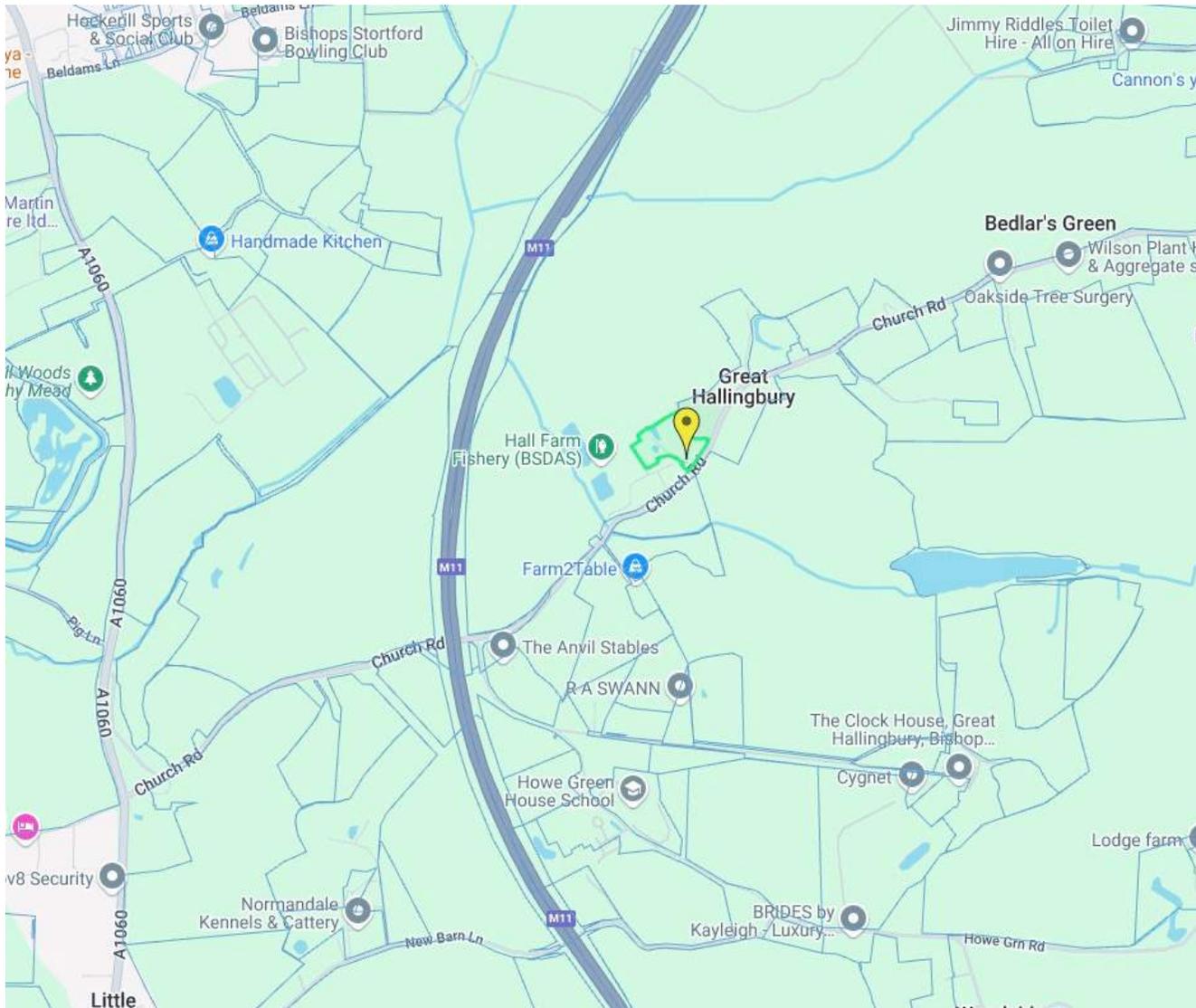
Second Floor



Coach House







Legal Costs:

Each party to pay for their own legal fees

Anti-Money Laundering

Due to recent changes in the Anti-Money Laundering Regulation, it is now standard procedure to undertake Personal, company, and general AML checks. The admin cost is £350 + VAT.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £5000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

Viewing strictly by appointment via joint sole agents

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