



A stunning mansion house conversion on a private estate

Hassobury, Farnham, Bishop's Stortford, Essex, CM23

Freehold

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Substantial living space with planning granted to convert basement • Gated, secure setting yet within striking distance of shops, schooling and travel facilities • This unique home enjoys a private garden area and a garage • Some great character features including high ceilings and a fireplace in the reception area • Hassobury Manor residents enjoy the use of 12 acres of grounds

History

Spencer forms a part of this impressive Grade II Victorian Gothic style stone mansion which is set in 12 acres of fine parkland and approached along an extensive private driveway with paddocks and meadows to either side. The property was built in the Victorian era for the Gosling family and remained in their ownership until finally being sold and converted into a private school (Waterside School). It was converted into residential around 20 years ago. The mansion itself is set behind a gated frontage with allocated parking to the front of the building around a central island. The garage block is accessed independently.

About this property

Once entering through the gated courtyard and parking area, the reception hallway gives access to the principle reception rooms and the guest cloakroom. There is a fabulous open plan living area with high ceiling. This provides dining and sitting areas which enjoy a view over the garden to the front. At the end of the hallway is the substantial kitchen/breakfast area which also has a high ceiling. This room has range of fitted cupboards and a range cooker which is calor gas powered. There is a separate utility room and a large pantry cupboard. Going back through the hallway to the staircase there is a door opening onto the rear courtyard, which is a shared space with other residents.

On the first floor you will find the bedrooms. The main suite has fitted wardrobes and en suite shower room. The other three rooms share the family bathroom. There is access to the loft space off the landing – and we

believe that historically, planning was granted for a loft conversion.

On the outside, there is allocated off street parking for two cars in the gated courtyard area, together with a single garage around the back of the building. The garden is to the front, with a paved path to the entrance. This is mainly lawn with mature shrub and flowerbed borders.

Planning permission

Uttlesford Council have recently granted planning for conversion of existing basement into a cinema room, sitting area, toilet and kitchen – planning reference UTT/19/2761/HHF

Local information

The market town of Bishop’s Stortford, approximately 3 miles distant provides a comprehensive range of shopping and sporting facilities, schooling for all ages including Bishop’s Stortford College. A mainline railway station provides commuter services to London’s Liverpool Street and access is available on the outskirts of Bishop’s Stortford to the M11 motorway.

Tenure

Freehold

Local Authority

Uttlesford District Council

Energy Performance

EPC Rating = Exempt

Viewing

All viewings are strictly by prior arrangement through Savills Bishops Stortford Office.
Telephone: 01279 756 800.





Approximate Area = 226.8 sq m / 2441 sq ft
Garage = 15.5 sq m / 167 sq ft
Total = 242.3 sq m / 2608 sq ft
Including Limited Use Area (1.4 sq m / 15 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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