



Stunning period conversion with fabulous views

Wormleybury Manor, Church Lane, Broxbourne, Hertfordshire, EN10

Leasehold



Stunning period conversion with views over parkland and lake • Duplex 2 bedroom, 2 bath conversion • Fabulous high ceilings and many period features • Allocated parking, double garage plus visitor spaces • Ideal 'lock up and leave' or investment • Ideally located for A10 access to London • Chain free

Local Information

The Portico provides the commuter with a peaceful country refuge within easy reach of London from a choice of rail stations (25 minutes from Broxbourne to Liverpool Street) and convenient for major road networks including the A10 and M25.

Wormleybury Manor was built by Robert Mylne in 1767-1769 and embellished by the renowned architect Robert Adam in 1777 – 1779. It is located in grounds and gardens of approximately 56 acres. The Portico is one of nine apartments created from the original Grade I listed country mansion and was originally converted in 1996. It is arranged over two floors designed to provide accommodation of quality and style offering comfort and convenience combined with classic architecture.

About this property

Set over two floors, this beautifully appointed two bedroom apartment conversion overlooks stunning grounds and is ideally located for access to the A10 for London.

Set in communal grounds of approximately 56 acres, this stunning Grade I listed, 18th Century manor, enjoys a unique setting surrounded by parkland with views of the river but

conveniently located for access to London.

The private gravel driveway leads to the main entrance with allocated parking plus plenty of visitor parking. The apartment, with entrance located on the first floor, is accessed via a stunning communal reception hallway and wide turning mahogany staircase. The entrance hall provides access to the open plan living space with fabulous views of the surrounding gardens. With a high-gloss, modern kitchen and fabulous high ceilings, the apartment blends a contemporary finish with original period features.

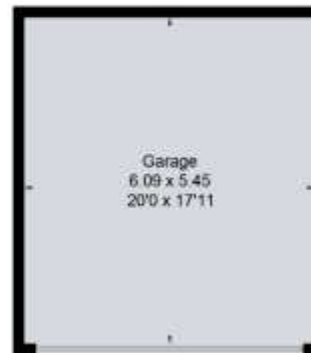
Upstairs, two bedrooms benefit from fitted wardrobes with the main bedroom also enjoying an en suite bathroom. The shower room completes the accommodation.

Outside the communal gardens wrap around the Manor providing an air of exclusivity with delightful walks in various areas to enjoy the views over the lake and barbeque area perfect for entertaining. Nestled to the side of the main house is an additional parking area for visitors and access to the garage blocks where there is a double garage for the sole use of this apartment, which could be used as a work space or gym.





Approximate Area = 104.0 sq m / 1119 sq ft
Garage = 33.2 sq m / 357 sq ft
Total = 137.2 sq m / 1476 sq ft
For identification only. Not to scale.
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(Not Shown In Actual Location / Orientation)



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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