BARRINGTON HALL
HATFIELD BROAD OAK
ESSEX
An historical, beautifully refurbished large Grade II* Listed country house set in circa 42 acres on the Essex/Hertfordshire borders.
Barrington Hall
Hatfield Broad Oak • Essex • CM22 7LE

Bishop's Stortford ~ M11 (J8) 5.3 miles ~ Stansted Airport (Stansted Express to London Liverpool Street from 46 minutes) 6 miles
M25 (J24) 19.4 miles ~ Cambridge 31 miles ~ Central London 39.2 miles ~ Heathrow Airport 59 miles
(All distances and times approximate)

Main House


First Floor: Master Bedroom Suite with two Bathrooms and two Dressing Rooms, 2 Guest Bedroom Suites, 2 further Bedrooms and a Family Bathroom, 2-Bedroom adjoining Apartment.

Second Floor: Games Rooms, Entertainment Area, Bar, Contemporary double height space.

Third Floor: Prospect Rooms/Reception Room, 2 Bedrooms, Family Bathroom and Cloakroom.


Garden/Grounds: Beautiful Formal Gardens with outdoor heated Swimming Pool, Pool House, all weather Tennis Court, 5 Garages, 8 Stables, Tackroom, 2 further Stables, Manége, Paddocks, Parkland, Boathouse and Ornamental Lake.

Coach House


First Floor: Master Bedroom Suite with Dressing Room and Balcony, Guest Bedroom with Ensuite, 4 further Bedrooms and Family Bathroom.

The Cottage: 2 Bedrooms, Family Bathroom, Kitchen, Sitting/Dining Room.

Cabu: Studio Leisure Cabin, Shower Room, Kitchenette.

Approximately 41.25 Acres
Barrington Hall

A BRIEF HISTORY

The building was commenced in 1735 by John Shales Barrington. The Barrington family had been prominent and influential in Essex and lived in Hatfield Broad Oak since the Norman conquest.

John Shales Barrington intended the new Barrington Hall as a beautiful and permanent family seat for him and his family throughout the ensuing centuries. He wanted Classical Georgian perfection with a richly decorated fashionable interior designed to impress. John Sanderson was the chosen architect having completed Stratton Park for the Duke of Bedford and Kelham Hall for Lord Lexington. After Barrington Hall he went on to work on Kirtlington Park, Kimberley Hall and Trinity College, Dublin. John Shales Barrington never occupied Barrington Hall and died a recluse without children. Successive heirs wandered the property, marveling at the character of a man who could leave such a project abandoned.

Incredibly Barrington Hall was not permanently occupied until inherited by George Alan Lowndes, a distant relative in 1863. Lowndes was a wealthy and ambitious character who completely redesigned the house into a new Jacobean Manor by Edward Browning with no expense spared. A popular and generous man George Lowndes remained at Barrington Hall until his death in 1904. Barrington Hall was purchased by a young Alfred Gosling, a member of another prominent Essex family and banking dynasty after the amalgamation of Gosling’s to form Barclays Bank. The Gosling’s lived at Barrington Hall until 1977 until the house was sold into commercial use to the British Livestock Company.

The property was then purchased as a headquarter building by Terrence Pickthall for his family perfumery business CPL Aromas which grew into a market leader aided by the splendid surroundings of Barrington Hall. Silvertown Properties acquired Barrington Hall from the Pickthall family in 2014 and commenced a comprehensive refurbishment back to a grand residence. Barrington Hall is now prepared for its next 100-year chapter and awaits a distinctive future.

SITUATION

Barrington Hall sits within a delightful position on the Essex/Hertfordshire borders, set within its own 41.25 acres with good communications to London, International airports and major road links for either the M25 or M11 motorway. The nearby village of Hatfield Broad Oak offers a local rural lifestyle with a post office, shop and 2 public houses. The larger centres of Bishop’s Stortford and Sawbridgeworth are 7 and 4 miles respectively. Commuter mainline stations providing a regular service to London (Liverpool Street) are available at Bishop’s Stortford, Sawbridgeworth and Stansted Airport, which is a 6-mile country drive giving access to the Stansted Express, which leaves every 15 minutes and takes approximately 46 minutes to Liverpool Street. Central London is about 38 miles and Cambridge is 31 miles by road.

SCHOOLS

There are some very well regarded schools in the area including Felsted, Bishop’s Stortford College and two outstanding Grammar Schools, KEGS and Chelmsford County High School for Girls.

RECREATION

Sporting opportunities are extensive including Polo at Silverleys Polo Club; hunting with the Puckeridge Hunt; racing at Newmarket; widespread shooting opportunities and several excellent golf courses nearby including Bishop’s Stortford Golf Club, East Herts Golf Club and Hanbury Manor.

DESCRIPTION

Barrington Hall is a magnificent Grade II* Georgian listed building. The parkland is set out with interesting species and an ornamental lake. The property is approached by an impressive oak lined driveway and is an architectural example of a large country house with fine fireplaces, high ceilings and exquisite detail to doors, joinery and plasterwork. The grand reception hall and main staircase are especially noteworthy.
GROUND FLOOR
The House is entered through an impressive portico hall with a stone staircase up to the exceptional double height grand reception hall. The reception hall with its huge window, oak herringbone floor and fine fireplace leads to the drawing room with a stunning period marble fireplace and mullioned windows overlooking the lake and beyond. Off to the east of the great hall is a beautifully proportioned library with extensive fitted shelving and period fireplace. This leads through to the mirrored dining room which could comfortably seat 24. The inner hall leads to the study overlooking the front of the house. There is a second less formal entrance leading through the boot room to the arches into the kitchen/breakfast room. This generous south facing room has been fitted with bespoke Le Cornue kitchen equipment. Oversized arched windows face the gardens with a door leading out onto the extensive terrace. There is also a separate pantry and vestibule.

FIRST FLOOR
An impressive oak staircase with its ornately plastered ceiling leads to the first floor with a gallery landing overlooking the great hall. At the head of the gallery landing doors lead into the master bedroom suite. This stately sized bedroom has been provided with “His” and “Her” separate luxurious dressing and bathrooms. The large guest bedroom overlooks the formal gardens and benefits from
a fine ensuite bathroom. There are three further generous bedrooms and two bathrooms off the landing. A door at the far east side of the landing gives access to the visitor apartment rooms. Beautifully appointed and fitted with an independent kitchen, large living accommodation, two double bedrooms and contemporary bathroom.

SECOND FLOOR
There is a change of tone approaching the entertainment area of the house. An inspired combination of metal W20 style windows, stone stair treads and douglas fir timber form an area to relax and socialise. A contemporary style split level space provides a modern gas flamed fire, fully equipped bar, entertainment wall and vast open plan games area.

THIRD FLOOR
A bright staircase leads to the top floor of the house into a vaulted loft style space. With its oak joists, glazed roof lights and exposed brickwork this floor has been named the Prospect Rooms after the Edwardian term for high status rooms at the top of the house from where to survey your estate. There are two further double bedrooms with exceptional views of the estate and an opulent bathroom and cloakroom.

LOWER GROUND
This area of the house has been devoted to leisure space. Formally the old kitchen with its high vaulted ceiling and columns, this area has now been transformed into a luxury heated swimming pool and jacuzzi. The old range has been converted to a bar complete with fridge and freezer. There is also a sauna, steam room and changing area. The gym is a voluminous room with timber floor and large windows. The laundry room, plant area and wine cellars are accessed from the inner hall. There is also access to the courtyard garden.
Kennels = 30.9 sq m / 333 sq ft

Total = 2073.3 sq m / 22317 sq ft

Approximate Area = 2042.4 sq m / 21984 sq ft (Excluding Voids)

MAIN HOUSE

Approximate Gross Internal Area:

House = 21984 Sq Ft ~ 2042.4 Sq M (Excluding Voids)

Kennels = 333 Sq Ft ~ 30.9 Sq M

Total = 22317 Sq Ft ~ 2073.3 Sq M

Not to Scale
For Identification Purposes Only.
Approximate Gross Internal Area:
Coach House = 3938 Sq Ft ~ 365.9 Sq M
Cottage = 1073 Sq Ft ~ 99.7 Sq M
Cabu = 1073 Sq Ft ~ 99.7 Sq M
Garages = 927 Sq Ft ~ 86.1 Sq M
Stables = 909 Sq Ft ~ 84.5 Sq M
Total = 7167 Sq Ft ~ 665.9 Sq M

Not to Scale
For Identification Purposes Only.
The Coach House is an elegant building constructed at the same time as Barrington Hall. Its original purpose was to accommodate carriages, livermen and horses. Converted in the mid 80’s into a secondary residential accommodation to Barrington Hall the Coach House now offers a generous additional house comprising dining hall, living room, open plan kitchen/breakfast room and utility on the ground floor. The first floor provides a master bedroom with dressing room and ensuite, guest bedroom with ensuite bathroom and four further bedrooms and family bathroom.

The Cottage

The cottage is a single storey house offering sitting/dining room, fitted kitchen, two bedrooms and family bathroom.

Garages

Garages are provided in two blocks; one triple garage with electric up and over doors and workshop and double garage to the rear of the coach house. In addition there is a boiler house, bin store and gardeners store room.
GARDEN AND GROUNDS

Barrington Hall is approached over a long in and out driveway through mature trees and parkland leading up to the main house. The gardens are a principal feature with a noteworthy variety of mature trees and reportedly one of the oldest oaks in Britain. The gardens have been attractively laid out with areas of formal planting, hedging and paths. The stunning feature of the ornamental lake with its boathouse and views on to Hatfield Broad Oak church is the perfect emotive back drop to the house. A new all weather tennis court with flood lights sits discreetly among the trees. The Cabu lakehouse nestles overlooking the lake.

To the east of the main house, there is an inner courtyard with an outdoor heated swimming pool and pool house, which is a perfect suntrap and entertaining area in the summer months. There is also a stable yard with 6 boxes, tack room and further 2 paddock stables. In addition, there is an outdoor floodlit manége and a number of paddocks.
GENERAL REMARKS AND STIPULATIONS

LOCAL AUTHORITY
Uttlesford District Council.

POST CODE
CM22 7LE

GPS CO ORDINATES
Latitude = 51.836146
Longitude = 0.248666

SERVICES
Water and Electricity are connected to the mains.
Central heating system connected to LPG gas tanks.
Drainage connected to a new private Klargester sewage treatment plant.
Dedicated Cat 6 LSOH data network and Wifi.

DIRECTIONS
Proceed north on the M11 exiting at Junction 8 signposted Bishops Stortford. Head East onto the B1256 in Takeley, at the traffic lights in Takeley and turn right onto the B183. Continue for approximately 2.5 miles and Barrington Hall will be found on your right.

FIXTURES AND FITTINGS
Only those items mentioned in the particulars are included in the freehold sale. All other fixtures and fittings, curtains, fittings and furnishings together with garden statuary and equipment are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the agents.

IMPORTANT NOTICE
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