
Bryan Bishop
and partners
Bury Lane
Bramfield
Hertford



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Summary:
Bryan Bishop & Partners are delighted to bring to the market this exceptional country house, offered for sale for the very first time since its construction, complete with substantial grounds set within the idyllic Hertfordshire village of Bramfield. The property is blessed with underfloor heating built into the concrete floors, five bedrooms and three bathrooms arranged over three generously proportioned levels of the main house plus a self-contained studio apartment with kitchenette and shower room built above the detached double garage/workshop. This is a very special house indeed; constructed just twenty-two years ago in an entirely appropriate farmhouse style, it effortlessly combines the traditionally conceived exterior with a completely contemporary and luxuriously appointed modern interior, so that it comfortably and sympathetically occupies its rural village setting yet also meets the modern day-to-day life needs of any busy family.

Accommodation:
The traditional front door is set beneath a protective cantilevered canopy and opens into a large entrance hall that stretches the full depth of the house. The unparalleled quality of materials and craftsmanship is immediately apparent as you enter, when your gaze is drawn by the dramatic visual impact of the stunning spiral staircase at the rear of the entrance hall, beautifully highlighted by the full height window behind it. The staircase, exquisitely imagined and finely crafted, links all three floors of the house in spectacular style, with the stairwell absolutely flooded with light thanks to the windows on the ground and first floors. Doors open from the entrance hall into the study, living room and kitchen/breakfast room, and there are double doors into the dining room as well as an ideally placed guest cloakroom.

The study is a good size and is well lit by a large window looking out over the front garden. It is a good shape and easily capable of accepting multiple workstations along with all the other furniture demanded by the role, making it an excellent candidate for a comprehensive work from home facility. Of course there are many other rooms in the property, particularly in the basement or the annexe above the garage, that would also be superb as working spaces, and should the others be more to your liking then this room would also fulfil many other roles for you. The list is almost endless but a few that come to mind include, playroom, study/reading room, arts and crafts studio, home gym, games room or teenage hang out space.

Across the hallway, nicely accessed through double doors, is the dining room which is a light bright room with a large window looking out to the front. The room enjoys well balanced proportions that makes all of the space very usable and would readily accommodate a generous dining table and chairs along with other items of occasional furniture. A smart elegant room that is perfect for dinner parties with friends and family.

The rear corner of the house is taken up by the generous living room, which connects easily out into the rear garden via a set of glazed French doors, with ample light flowing in through them and the full height windows positioned on either side. The room typifies the intelligent design on show throughout the property that ensures each of the rooms is large enough but not over large and equips them all with a fine balance between their size and shape along with ideal positioning within the building. The living room is almost square and is ready and able to accept multiple sofas and chairs with ease, yet retains an intimate atmosphere that is greatly aided by the charming, exposed brick fireplace, complete with an oak bressummer beam above it, that has an ornate cast iron grate and hood set within.

The opposite wing of the house contains the kitchen/breakfast room, a substantial room by any measure at over twenty-five feet long. This is a stunning room that has been skilfully curated to allow a generous fitted kitchen to occupy the front part, leaving the rear open as a breakfast area surrounded by windows filling the exterior walls as well as glazed double doors opening out into the rear garden. It has been built in an orangery style, flooding the room with light and lovely garden views, but keeping a solid roof and multiple opening windows that allow full temperature control throughout the year. A delightful space for eating with family and friends that exhibits all of the benefits of a conservatory without any of the drawbacks. The ‘working’ kitchen enjoys a comprehensive array of wall and floor mounted cupboards lining the perimeter, with a variety of styles including a wine rack and a glazed display cabinet. You will never run short of storage or food preparation worktop space, both of which are boosted by a smart island that serves to nicely delineate the different areas as well as offering a useful breakfast bar. Within the cabinets is a full collection of integrated appliances, along with designated spaces for larger free-standing items such as a range style cooker and a full height double width fridge/freezer plumbed for a water cooler/ice maker.









From the front corner of the kitchen a door leads into a good-sized utility/laundry room that is fitted with a range of cabinets matching the main kitchen and is plumbed ready for a washing machine and dryer. From the utility/laundry room there is a valuable external door leading directly out into the rear garden.

From the rear of the entrance hall the spiral staircase descends into the basement, but again creative ingenuity means this is no ordinary basement. Each of the three main basement rooms have windows, all of which are supplied by ample natural light through external light wells. It makes a huge difference to the rooms, two of which are generous double bedrooms which share a luxury shower room. The remaining space is allocated to the family room, a very large room nearly twenty-five feet long that can be anything you want it to be and would readily multi-task multiple roles for you. The space serves the current owners as a fantastic cinema room.

Up on the first floor there are three further bedrooms, all doubles, and a family bathroom that has a separate bath and shower. The principal bedroom has a walk-in dressing room with fitted wardrobes and a beautiful en-suite shower room.

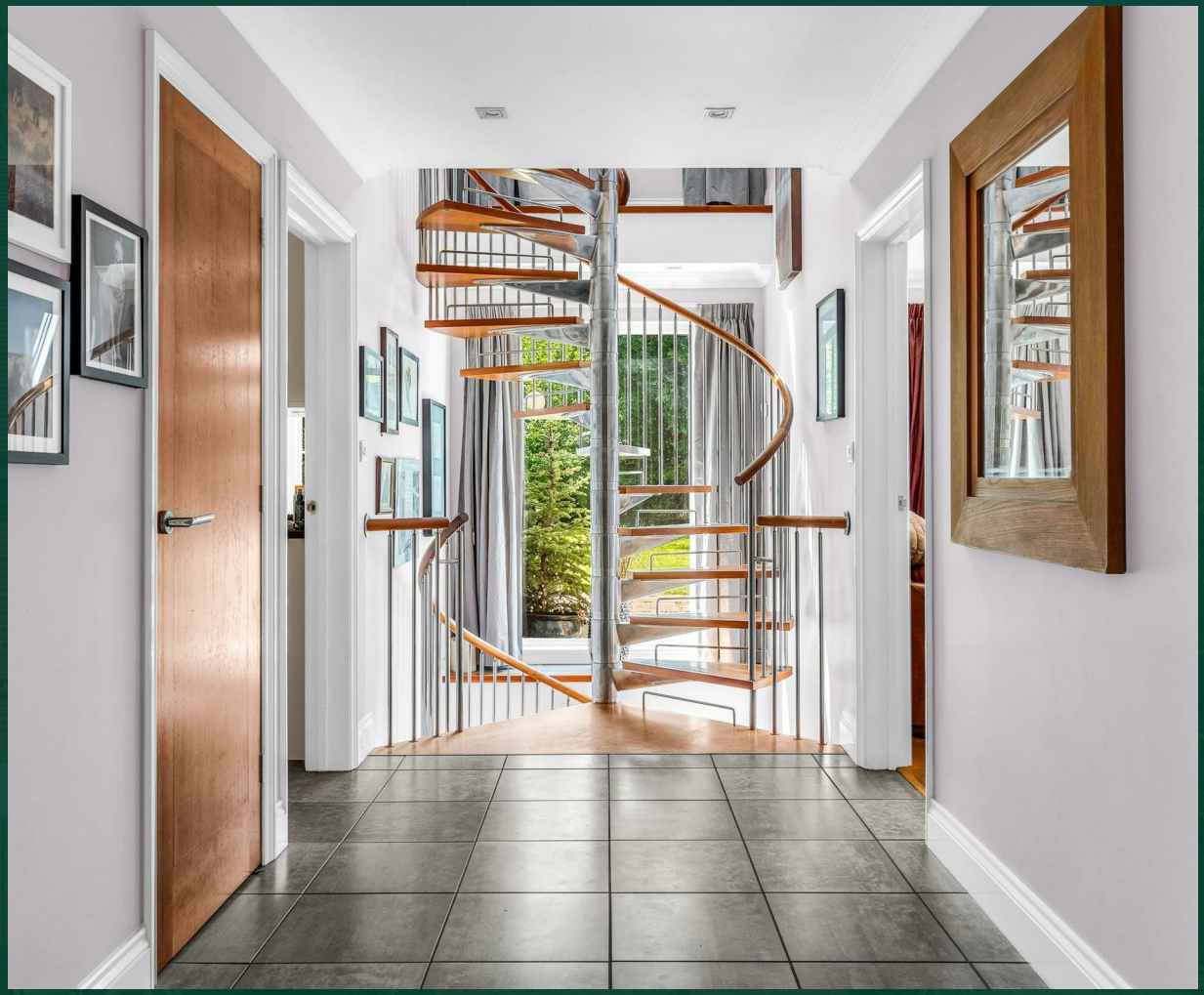
Above the detached double garage/workshop is a neat studio apartment with a kitchenette and a shower room. This is another room that really underpins the flexibility on offer in this house. Great as a guest bedroom, it would also be a terrific gym, home office suite or a bed-sit style bedroom for a young adult who needs some independence but also general family support.

Exterior:
The property enjoys a fully tree lined boundary, giving wonderful levels of privacy and bestowing a feeling of being in the middle of peaceful, natural countryside despite its village setting and proximity to the county town of Hertford nearby. The architect has taken the opportunity to use the spacious plot to set the house well back from the country lane on which it sits, leaving more than ample space for multiple cars to park and turn on the large gated gravel driveway that flows up to the double garage and fully across the front of the house. It would be a straightforward task to turn the frontage into a full carriage driveway configuration if so desired, subject to any necessary permissions. There is a paved patio running fully around the sides and rear of the house, neatly connecting the various access points in the utility/laundry room, breakfast room and living room, enabling a great flow between the inside and outside on warm summer days. The rest of the garden, which is south facing, is mainly lawn with a naturalistic approach to planting around the boundary that incorporates mature shrubs, bushes and hedges along with a selection of specimen trees. Additional land is potentially available to rent by separate negotiation. At the rear of the garden is a large stable block, fantastic for storage.

Location:
The property is nestled within the extremely popular and tranquil village of Bramfield. The thriving and bustling centre of Hertford is just a few minutes away by car, with an array of shops and two mainline stations getting you into central London in around 25 minutes and the main arterial roads of the A414 and A10 similarly close by. Bramfield is also equidistant to Welwyn Garden City with the ever popular John Lewis, Waitrose and various other shops.

Vendors note:
“A special home for sure, our wedding in the village church, the reception in our beautiful house and garden, we had the best of days. Magical years bringing our daughter up here, we've had parties and even discos! in the cellar as well as cosy film nights. Family birthdays and anniversaries celebrated, the gardens have had marquees, bands, low key fire pit marshmallow nights and it has continued to offer excellent hiding places for our Easter egg hunts! Christmases here have been beyond special, many Christmas Eve carol services in Bramfield church (the candles in the church seen from our bedroom) a glass of wine or two at the Grandison Pub after, a wonderful tradition. We will have sad goodbyes to our regular wildlife visitors, the birds and squirrels have brought us such joy.

Life is all about chapters and now it's time for us to move onto the next one, but we leave a home which we know will look after its next family and provide a wonderful sanctuary to them, like it has to us.”





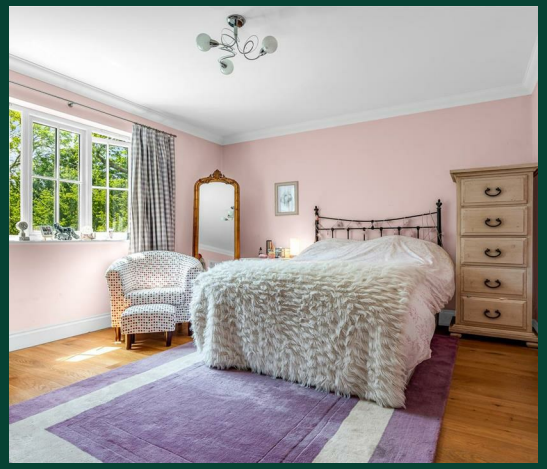


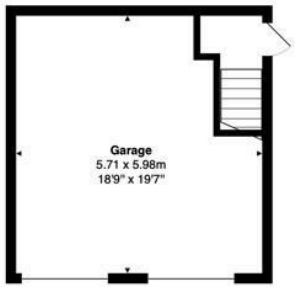




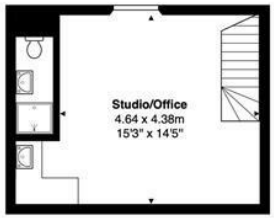




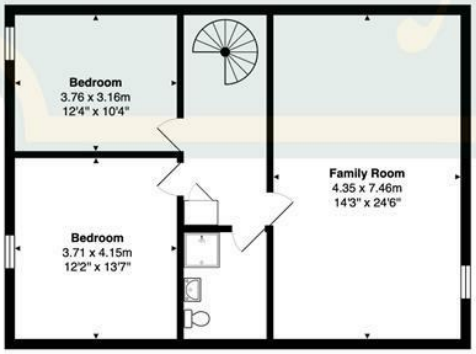




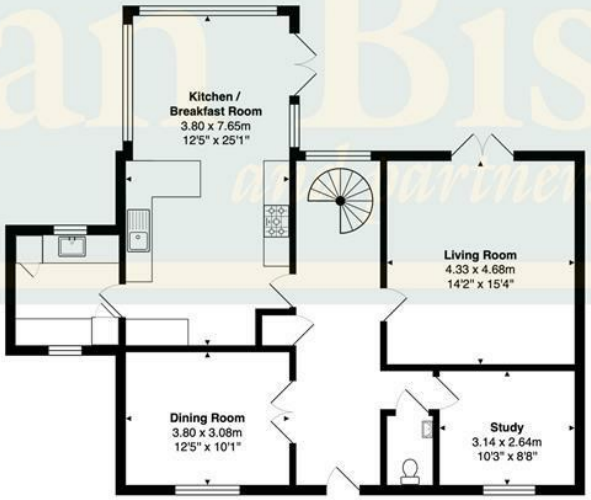
Outbuilding Ground Floor
Area: 34.2 m² ... 368 ft²



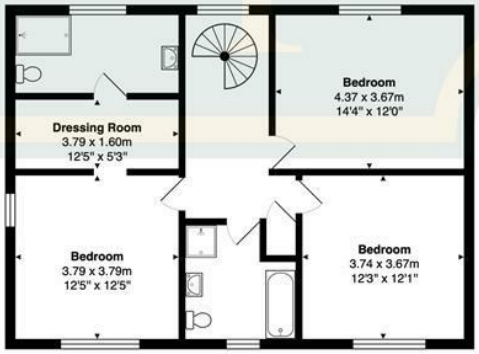
Outbuilding First Floor
Area: 24.8 m² ... 267 ft²



Basement
Area: 77.8 m² ... 838 ft²

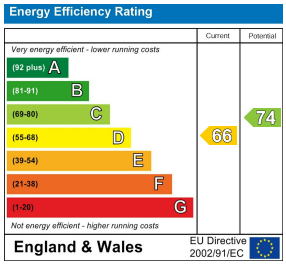


Ground Floor
Area: 97.2 m² ... 1046 ft²



First Floor
Area: 78.3 m² ... 843 ft²

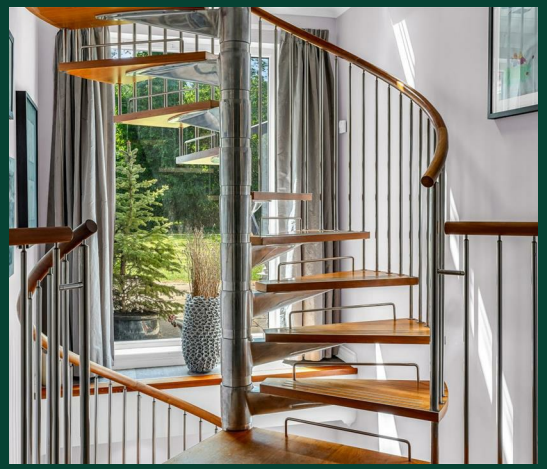
Total Area: 312.3 m² ... 3362 ft²























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6a High Street | Welwyn | AL6 9EG | 01438 718877 | info@bryanbishop.co.uk | www.bryanbishop.co.uk Find us on