

Maple Croft

GREAT HORMEAD

Where **heritage** meets **modern luxury**

A **unique**
collection of 7
contemporary
Luxury Barn
Conversions
and 2 Coach
Houses



Historic Legacy

Set within the historic grounds of Bury Farm in Great Horstead, Maple Croft is part of a remarkable 19th-century farmstead commissioned in 1850 by James White Higgins, a London surveyor and philanthropist. Designed by Frederic Chancellor, a young architect of the Victorian era, the barns reflect the agricultural innovation and architectural elegance of the time.

Originally known as Tithe Farm, the estate was later renamed and expanded, becoming a focal point of rural life in Hertfordshire. The barns were constructed using flint and red brick, with distinctive stepped triple gables, ventilation slots, and covered yards – a rare example of Victorian “high farming” architecture.



Where heritage meets modern luxury

Maple Croft is not just a home – it’s a lifestyle statement, offering the perfect blend of historic charm, architectural distinction, and modern luxury. Whether you’re seeking a peaceful countryside retreat or a stylish residence with character, this property is ready to welcome you.

A beautiful collection of spacious conversions and coach houses designed with your lifestyle in mind, meticulously created considering all the finer details of modern living.

Benefiting from lots of natural light and contemporary interiors, including stylish ensembles adjoining the principal bedrooms, with sumptuous and spacious bathrooms plus quality flooring.

Individually designed contemporary kitchens and dining areas, provide the perfect setting for entertaining, with many open-plan living areas for relaxation with friends and family.

Each home benefits from a private garden and a double garage.





Architectural Highlights

- Original oak beams, flint walls, and red brick detailing.
- Queen-strut roof construction with iron-strapped tie beams.
- Historic granaries, stables, and threshing floors preserved within the structure.
- Decorative knapped flintwork, including a diamond motif on the south wall.
- Restored timber-framed lean-tos, cart sheds, and harness rooms.
- Listed Grade II farmhouse adjacent to the barns, within a conservation area.

Garden Features

- Porcelain or Limestone paving for a sleek, durable finish.
- Mature trees and lawn area for natural beauty.
- Fully irrigated watering system for effortless maintenance.

Important Notice

Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change, amend or revise plans, specifications and materials is reserved.

Modern Specification

Maple Croft has been expertly converted and upgraded, blending its rich heritage with cutting-edge contemporary living.

- Underfloor heating throughout for year-round comfort.
- Latest air source heat pump technology for energy efficiency.
- German kitchen design and utility furniture with Miele or AEG appliances.
- Stone work surfaces and American fridge freezer.
- Luxury bathrooms featuring Hans Grohe fittings.
- Kettle boiling water taps.
- Oak herringbone flooring
- Electric blinds.
- Smart home wiring and integrated speaker system, with tablet & smart-phone connectivity.
- Fibre optic cabling for superfast built-in broadband
- Log burner for cozy evenings.



Sympathetic Restoration

The barns have been expertly preserved, retaining their historic character while being adapted for modern use. Conversion highlights include:

- Use of lime mortar and traditional joinery.
- Retention of original ironmongery, timber framing, and brick detailing.
- Integration of modern utilities without compromising architectural integrity.



10 Year Build-Zone Warranty

For complete peace of mind, your new home is protected by a comprehensive 10-year Build-Zone Structural Warranty. Backed by 'A' rated insurers and widely approved by mortgage lenders, this secure guarantee ensures your investment is fully protected well into the future.



Idyllic Countryside and Historic Charm

Great Hormead is steeped in history and sits within a designated Conservation Area, which protects it from overdevelopment.

The village is incredibly picturesque, with around 50% of its listed buildings featuring traditional thatched roofs. You'll be surrounded by nature, making it a fantastic location for rambling, dog walking, and exploring routes like the nearby Hertfordshire Way.

If you are looking for a quiet, slow-paced lifestyle, Great Hormead delivers. Despite its small size, it boasts a strong community spirit.

The village is anchored by local hubs like The Three Tuns (a welcoming country pub), the historic 15th-century St. Nicholas Church, and a thriving Village Hall that frequently hosts local events and community gatherings.

While Great Hormead itself is quiet, you are never far from everyday amenities. The charming market town of Buntingford is just about 3 miles away, offering local shops, a health centre, and great independent stores. For larger shopping trips, leisure facilities, or secondary schools, the towns of Bishop's Stortford, Ware, and Royston are all within easy reach.

Excellent Commuter Links

Despite its idyllic rural setting, Great Hormead boasts exceptional connectivity, making it a highly desirable location for commuters.

Residents enjoy the rare luxury of a peaceful countryside lifestyle without sacrificing accessibility, thanks to swift road links via the nearby A10 and M11, alongside a choice of mainline railway stations just a short drive away that provide fast, direct services straight into the heart of London and Cambridge.

By Car: You have easy access to the A10 (via nearby Buntingford) and the M11, making road trips to London, Cambridge, or Stansted Airport highly straightforward.

By Train: Mainline railway stations are just a short drive away in towns like Royston, Bishop's Stortford, Audley End, and Ware, providing direct commuter services straight into London Liverpool Street and Cambridge.



Education

Great Hornead offers excellent educational flexibility, primarily operating on a unique three-tier system (First, Middle, and Upper schools) centered around the local village and nearby Buntingford. Families also have easy access to traditional two-tier primary schools in neighbouring villages, as well as several highly regarded independent schools just a short drive away.

- 1 Hornead Church of England (VA) First School**
Great Hornead - Ofsted Rating: Good
- 2 Millfield First and Nursery School**
Buntingford - Ofsted Rating: Good
- 3 Layston Church of England First School**
Buntingford - Ofsted Rating: Requires Improvement
- 4 Buntingford First School**
Buntingford - Ofsted Rating: Not yet graded
- 5 Furneux Pelham Church of England School**
Furneux Pelham - Ofsted Rating: Good
- 6 Edwinstree Church of England Middle School**
Buntingford - Ofsted Rating: Good
- 7 Freman College**
Buntingford - Ofsted Rating: Good
- 8 St Edmund's College & Prep School**
Old Hall Green - ISI Inspected

Leisure

- 9 East Herts Golf Club**
Recognised as one of the best courses in Hertfordshire.
- 10 Pearce's Farm Shop & Cafe**
Fresh quality produce and fine foods.
- 11 Hanbury Manor Hotel & Country Club**
A luxurious estate featuring championship golf & spa.
- 12 Grange Paddocks Leisure Centre**
Indoor pool, exercise equipment and fitness classes
- 13 The Barn at Alswick**
Wedding & Events Venue, and Glamping Village
- 14 Hertfordshire Zoo**
The Best Zoo in the South of England
- 15 Manor of Groves Hotel, Golf & Health Club**
Hotel, Golf course and Leisure facilities.
- 16 Down Hall Hotel, Spa, Estate**
A luxury hotel experience





The Cart Lodge

The Cart Lodge is a stunning 19th-century barn conversion that seamlessly blends Victorian heritage with modern luxury. Carefully preserved oak beams and original flint walls pair beautifully with sleek, fully landscaped gardens and excellent London commuter links.

This spacious home boasts underfloor heating, eco-friendly heat pump technology, and smart-home wiring. Everyday living is elevated by a German-designed kitchen, a bespoke wine room with historic nautical lighting, and spa-like bathrooms featuring a luxurious sunken bath.

Ground Floor	Dimensions (WxH)
Kitchen / Diner	5.02m x 10.29m (16'6" x 33'9")
Utility	3.34m x 1.79m (10'11" x 5'10")
Study	3.34m x 2.58m (10'11" x 8'6")
Lounge	3.34m x 4.59m (10'11" x 15'1")
Living Room	7.51m x 6.08m (24'8" x 19'11")
Bedroom 1	4.08m x 6.04m (13'5" x 19'10")
Bedroom 2	3.52m x 4.89m (7'5" x 3.1")
Garage	5.97m x 6.01m (19'7" x 19'9")

First Floor	Dimensions (WxH)
Bedroom 3	4.01m x 6.06m (13'2" x 19'11")
Bedroom 4	3.49m x 4.25m (11'5" x 13'11")



The Cart House has been staged by Fishpools furniture experts and could be available as part of our bespoke purchasing packages (page 31).

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Total Area	
Internal Floor Area	295m ²
Garage / Parking	49m ²

Ground Floor

First Floor

Garage





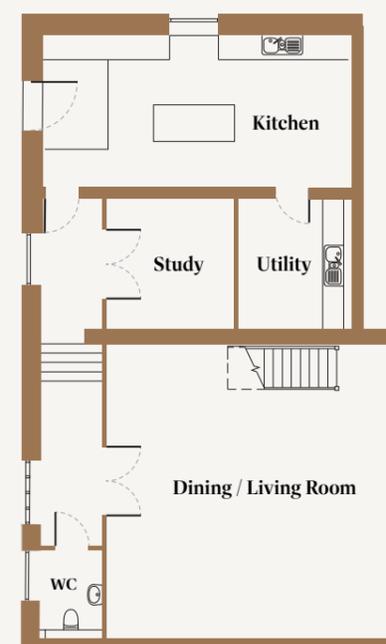
Audrey House

This stunning four-bedroom family home flawlessly marries historic charm with modern luxury, defined by beautiful original flint stone walls featured throughout the property.

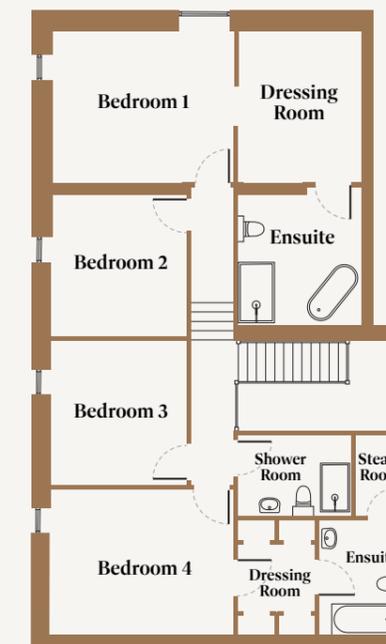
The generous layout includes a large living area and a magnificent contemporary kitchen. Each room thoughtfully pairs sleek modern fixtures with gorgeous heritage details, while a private, luxurious steam room provides an exceptional space for at-home relaxation.

Ground Floor	Dimensions (WxH)
Kitchen/Diner	7.48m x 3.68m (24'6" x 12'1")
Living Room	6.87m x 6.86m (22'6" x 22'6")
Study	3.18m x 3.37m (10'5" x 11'1")
Utility	2.53m x 2.00m (8'4" x 6'7")
Garage	5.95m x 5.92m (19'6" x 19'5")

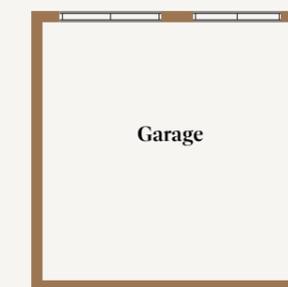
First Floor	Dimensions (WxH)
Bedroom 1	4.33m x 3.79m (14'2" x 12'5")
Dressing Room	3.24m x 3.76m (10'7" x 12'4")
Bedroom 2	3.26m x 3.27m (10'8" x 10'9")
Bedroom 3	3.17m x 3.48m (10'5" x 11'5")
Bedroom 4	4.58m x 3.40m (15'0" x 11'2")
Shower Room	2.53m x 1.77m (8'4" x 1'10")



Ground Floor



First Floor



Garage

Total Area	
Internal Floor Area	232m ²
Garage / Parking	49m ²





The Root House

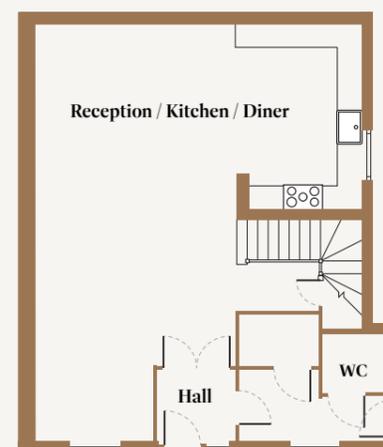
Enter this comfortable 3 bedroom home into an open-plan entertaining area with beautifully appointed kitchen.

The naturally lit stairs lead to 3 spacious bedrooms. The main bedroom boasts its own private en-suite, while a modern shared shower room serves the rest of the floor.

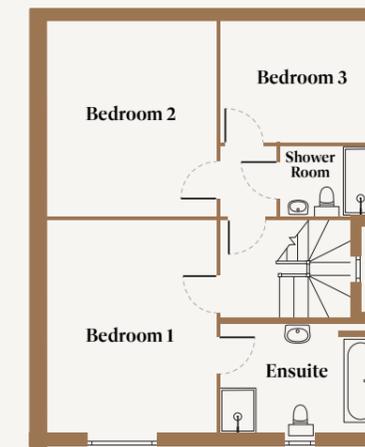
Complete with the development's signature double garage, this specific home also benefits from a convenient attached storage room.

Ground Floor	Dimensions (WxH)
Reception/Kitchen/Diner	8.61m x 6.85m (28'3" x 22'6")
Garage	4.42m x 4.88m (14'6" x 16'0")
Store	4.42m x 2.43m (14'6" x 8'0")

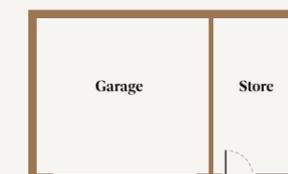
First Floor	Dimensions (WxH)
Bedroom 1	4.35m x 3.55m (14'3" x 11'8")
Ensuite	2.16m x 3.22m (7'1" x 10'7")
Bedroom 2	4.11m x 3.55m (13'6" x 11'8")
Bedroom 3	2.55m x 3.23m (8'4" x 10'7")
Shower Room	1.39m x 1.96m (4'7" x 6'5")



Ground Floor



First Floor



Garage

Total Area	
Internal Floor Area	120m ²
Garage / Parking	31m ²



Flint House

An impressive, high-vaulted glass entrance sets a welcoming tone for this incredibly roomy five-bedroom family retreat. You'll love the magnificent kitchen, the perfect entertaining space.

An elegant staircase ascends to a stylish mezzanine level that leads through to four large bedrooms, the landing overlooks the Reception Room with a large skylight to allow plenty of natural light. One more bedroom can be found downstairs each one featuring an Ensuite.



Ground Floor	Dimensions (WxH)
Kitchen	7.8m x 7.1m (25'7" x 23'3")
Reception Room	5.6m x 6.9m (18'4" x 22'7")
Bedroom / Cinema Room	5.0m x 6.7m (16'5" x 21'11")
Garage	5.9m x 5.9m (19'5" x 19'5")

First Floor	Dimensions (WxH)
Bedroom 1	6.4m x 5.3m (21'0" x 12'5")
Bedroom 2	4.6m x 5.9m (15'1" x 19'4")
Bedroom 3	6.8m x 4.0m (22'3" x 13'1")
Bedroom 4	4.0m x 6.8m (13'1" x 22'3")





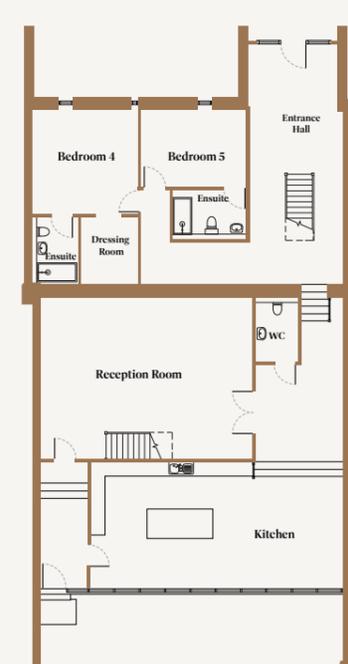
Pilot House

A soaring glass entrance welcomes you to this luxuriously spacious 5 bedroom family home with a glorious kitchen also featuring large glass wall.

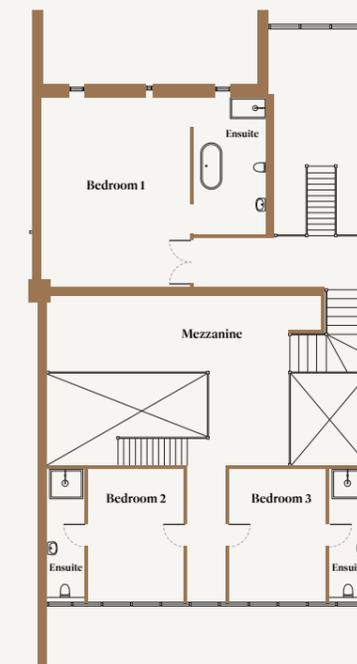
A premium staircase takes you onto the mezzanine feature overlooking the comfortable Reception Room. Three large bedrooms can be found upstairs with a further two downstairs, each featuring their own Ensuite.

Ground Floor	Dimensions (WxH)
Kitchen	11.8m x 4.0m (38'8" x 13'1")
Reception Room	9.0m x 7.1m (29'6" x 23'3")
Bedroom 3	6.6m x 4.0m (21'7" x 13'1")
Bedroom 5	4.6m x 3.0m (15'1" x 9'10")
Garage	6.0m x 5.9m (19'7" x 19'5")

First Floor	Dimensions (WxH)
Bedroom 1	6.5m x 6.7m (21'3" x 21'11")
Ensuite	4.7m x 2.6m (15'5" x 8'6")
Mezzanine	8.6m x 2.5m (28'2" x 8'2")
Bedroom 2	5.2m x 4.0m (17'1" x 13'1")
Bedroom 3	5.0m x 3.5m (16'4" x 11'5")

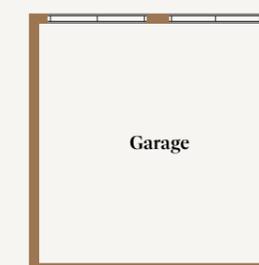


Ground Floor



First Floor

Total Area	
Internal Floor Area	446m ²
Garage / Parking	32m ²



Garage



The Dairy

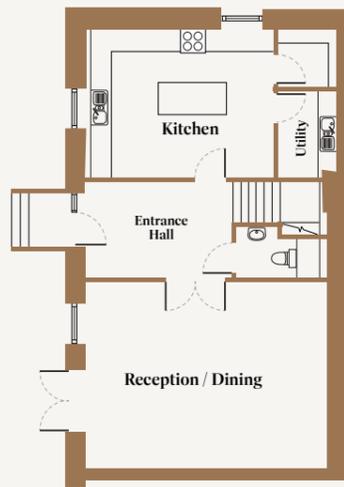
Welcome to this comfortable three-bedroom property. The entrance hall leads you into a lovely reception and dining room, offering a dedicated space to relax or host guests.

Across the way is a beautifully appointed kitchen with utility room. Upstairs are three large bedrooms - including one with a dressing room and a private ensuite featuring a luxurious free-standing bath.

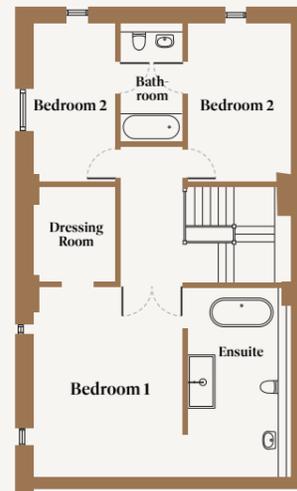
Ground Floor	Dimensions (WxH)
Kitchen	7.1m x 4.4m (23'3" x 14'5")
Reception/Dining	6.5m x 5.9m (21'3" x 19'5")
Entrance Hall	5.2m x 2.1m (17'1" x 6'10")
Garage	5.9m x 5.9m (19'5" x 19'5")

First Floor	Dimensions (WxH)
Bedroom 1	6.8m x 5.2m (14'2" x 17'1")
Dressing Room	3.1m x 2.5m (10'2" x 8'2")
Bedroom 2	4.3m x 2.9m (14'1" x 9'6")
Bedroom 3	4.3m x 2.8m (14'1" x 9'2")

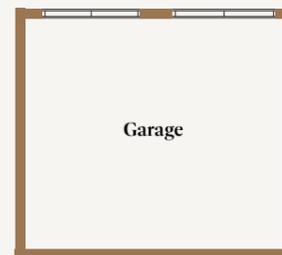
Total Area	
Internal Floor Area	173m ²
Garage / Parking	34m ²



Ground Floor



First Floor



Garage





The Pump House

Character and modern luxury meet in this wonderfully spacious four-bedroom family home.

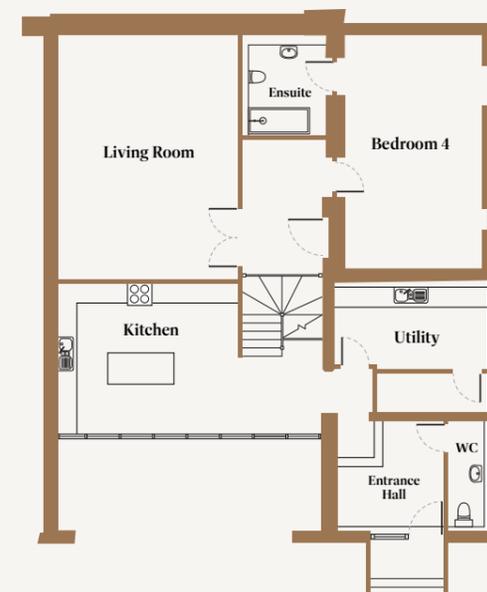
Downstairs is perfect for both relaxing and entertaining, featuring a large living room, a handy utility space, and a gorgeous kitchen where an original large glass wall lets you look right out over the garden.

Every room elegantly pairs premium modern fixtures with historic touches. Upstairs, you will find three generously sized bedrooms, all enjoying the privacy of their own en-suite bathrooms.

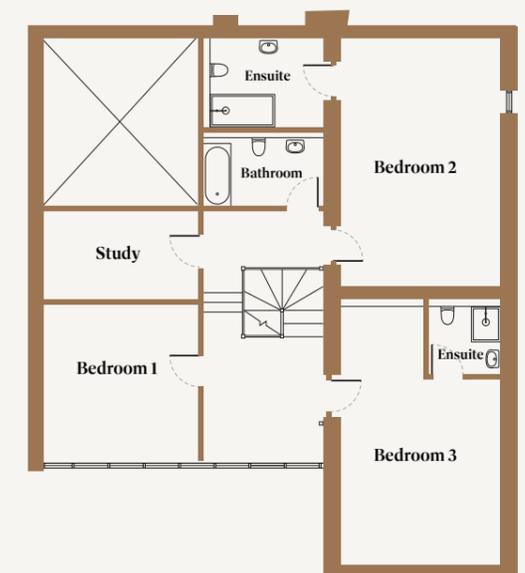
Ground Floor	Dimensions (WxH)
Kitchen	7.5m x 4.4m (24'7" x 14'5")
Living Room	7.0m x 4.9m (22'11" x 16'1")
Bedroom / Cinema Room	6.7m x 4.0m (21'0" x 13'1")
Utility	4.4m x 1.9m (14'5" x 6'3")
Garage	5.9m x 5.9m (19'5" x 19'5")

First Floor	Dimensions (WxH)
Bedroom 1	4.3m x 4.2m (14'1" x 13'9")
Bedroom 2	6.7m x 4.2m (21'11" x 13'9")
Bedroom 2	7.0m x 4.4m (22'11" x 14'5")
Study	2.6m x 4.1m (8'6" x 13'5")

Total Area	
Internal Floor Area	296m ²
Garage / Parking	80m ²



Ground Floor



First Floor





The Coach Houses

Step into luxury with these two exclusive apartments, each thoughtfully designed across multiple levels.

The ground floor offers a secure double garage, with stairs leading up to a spectacular first-floor living space that seamlessly combines the kitchen, dining, and reception areas. This main level also hosts two spacious bedrooms, each complete with its own private en-suite.

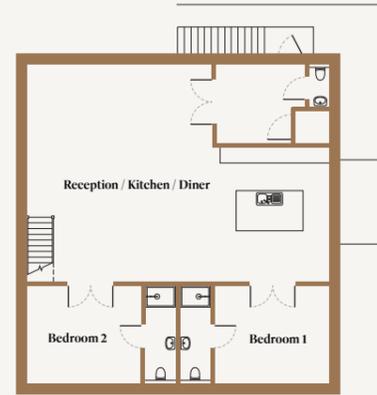
Above, a stylish mezzanine floor features an additional bathroom. For ultimate convenience, buyers have the option to install a private lift, providing direct access from the garage straight into the entrance hall.

Ground Floor	Dimensions (WxH)
Garage	5.6m x 11.9m (18'4" x 39'3")

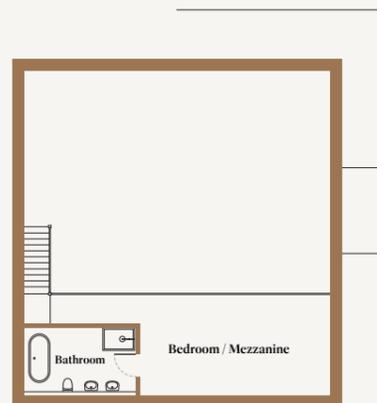
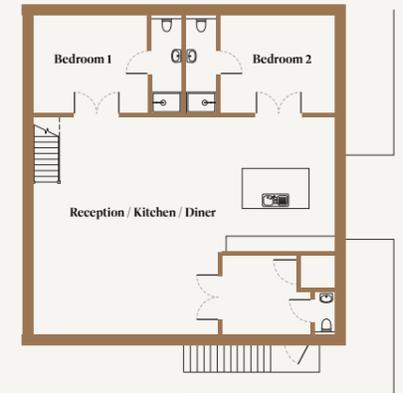
First Floor	Dimensions (WxH)
Reception / Kitchen / Diner	11.7m x 8.6m (38'4" x 28'2")
Bedroom 1	3.2m x 5.8m (10'6" x 19'0")
Bedroom 2	3.2m x 5.8m (10'6" x 19'0")

Second Floor	Dimensions (WxH)
Mezzanine / Bedroom	8.0m x 3.2m (26'3" x 10'6")
Bathroom	1.8m x 3.5m (5'11" x 11'6")

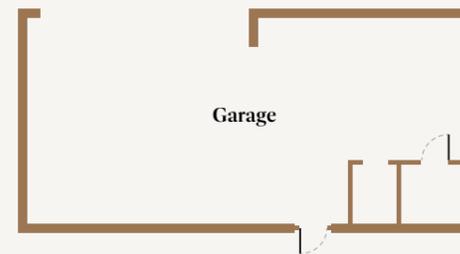
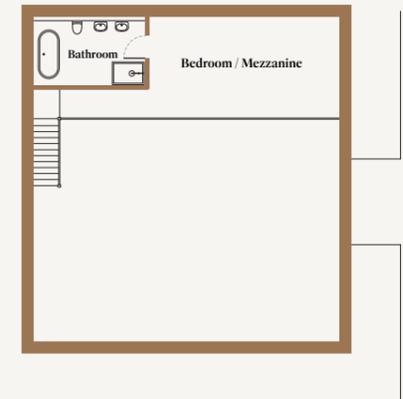
Total Area	
Internal Floor Area	200m ²
Garage / Parking	48m ²



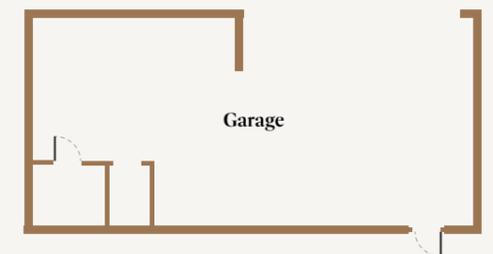
First Floor



Second Floor



The Hive



The Dray



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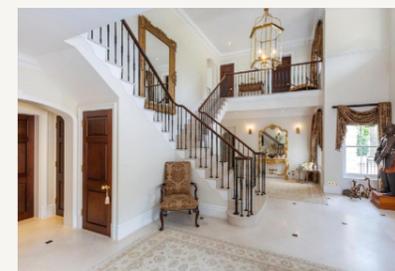
Design 25 is a luxury property developer with an award-winning pedigree. We design, develop and construct beautiful homes with a full turnkey interior design service added on for good measure.

From our pool of award winning architects, dependent on your design requirements, modern, traditional, a new home or sympathetic restoration we will allocate the most suitable for our clients specific project. The architect, design team and 3D Artists will work closely with our clients carefully considering spatial planning, functionality and light to create the perfect living space and produce visualisation of the completed project before its even built.

At **Design 25** we are committed to using the latest energy efficient heating systems and smart home technology. Our aim is to produce stunning, individual, energy efficient homes that ooze sophistication on the inside whilst capturing the innovative architecture on the outside.

Award-winning construction and design

At **Design 25** we are incredibly proud of our work and always strive for the highest levels of construction, finish, quality and execution. We are thrilled to have received an Award from the Hertfordshire Association of Architects for our work in the design and restoration of The Mill House in Ware Park. A Grade II listed building in Hertfordshire dating from the 1700's. As a luxury property developer, the award highlighted the work we completed in the conservation and restoration of this beautiful building.



Luxury development

Superior quality design and construction of beautiful new homes.



People Focused

Every home we build is designed for people to enjoy incredible spaces



Turnkey Service

We cater for time sensitive people who require a turnkey construction solution.





Bespoke Purchasing Packages

To ensure your transition into one of these exceptional homes is as seamless as the properties themselves, we are pleased to offer a selection of highly tailored purchasing incentives.

We understand that every buyer's journey is unique, which is why our team takes a personalised approach to your acquisition, preferring a bespoke, private conversation over a one-size-fits-all package.

Whether you might benefit from financial flexibility regarding the standard costs and professional fees associated with buying, or you require dedicated logistical support to help navigate an existing property chain, we are positioned to assist.

We have a discreet range of supportive options designed to smooth the administrative pathways of your purchase, allowing you to focus purely on the excitement of your new home.

Beyond the logistics of moving, we also offer the opportunity to discuss those final, personalised finishing touches. Possible staging by Fishpools furniture experts could be available as part of our bespoke purchasing packages, ensuring your new property feels truly yours from the moment you turn the key.

Our agents are ready to work with you to craft a package that perfectly suits your individual needs.

Important Notice

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