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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

SEWELL  
DUNSTABLE  
LU6 1RP

Guide Price £1,350,000

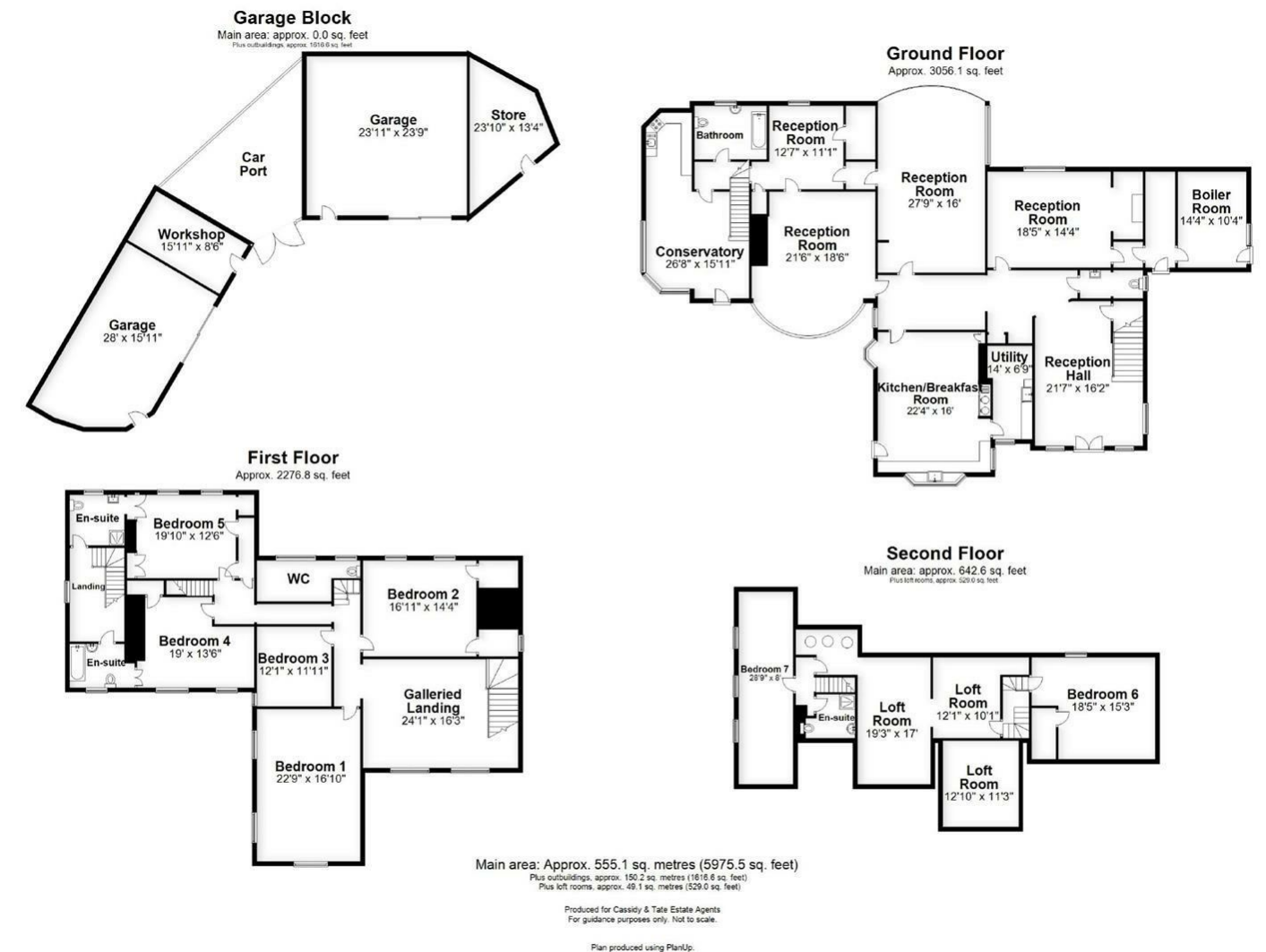
EPC Rating: G Council Tax Band: A





# All The Ingredients Needed For A Fabulous Lifestyle

Sitting in a dress circle position within 2 acres of mature grounds is Sewell Manor. A Grade II stately private property of unique versatility. Respectful renovations and meticulous upkeep means this decade-old manor house has stood the test of time. Built as far back as the 13th century, this historic manor house gives us a glimpse into a bygone era. From a grand reception hall, 6 ornate reception rooms, 5 bathrooms and restored period features, this manor house has it all. Its architecture ranges in style. Starting from Gothic architecture that values height and exhibits an intricate and delicate aesthetic to an extension and alterations in the 17th century, to the most recent modern changes applied in the 19th/20th century. Sewell Manor enjoys an idyllic rural setting, but yet has the convenience and easy access to good transport links. During the 17th century, Sewell Manor was under the ownership of Henry Brandreth and his family - a London Merchant who decided to become a country gentleman. If ever you dreamt of being the head of the household in a grand manor, Sewell Manor could give you that rare opportunity.



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.



# Perfect Fusion of Location And Way of Living



## Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

## *Your Local Property Experts*

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



## *Specialists in Bespoke Properties*

- CHAIN FREE
- Approx Two Acres Of Land
- Outbuildings
- Countryside Location
- Grade II Listed Manor House
- Ideal Project
- Garages & Driveway
- Historical Building

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	<b>1</b>	<b>1</b>
EU Directive 2002/91/EC		





