



**SUBSTANTIAL
COUNTRY HOUSE
RESTAURANT
WITH RESIDENTIAL ACCOMMODATION
GREAT HALLINGBURY**

**Large detached holding
close to Bishop's Stortford**

**Business and residential
accommodation
plus generously proportioned
conservatory**

Grounds of approx. 7 acres

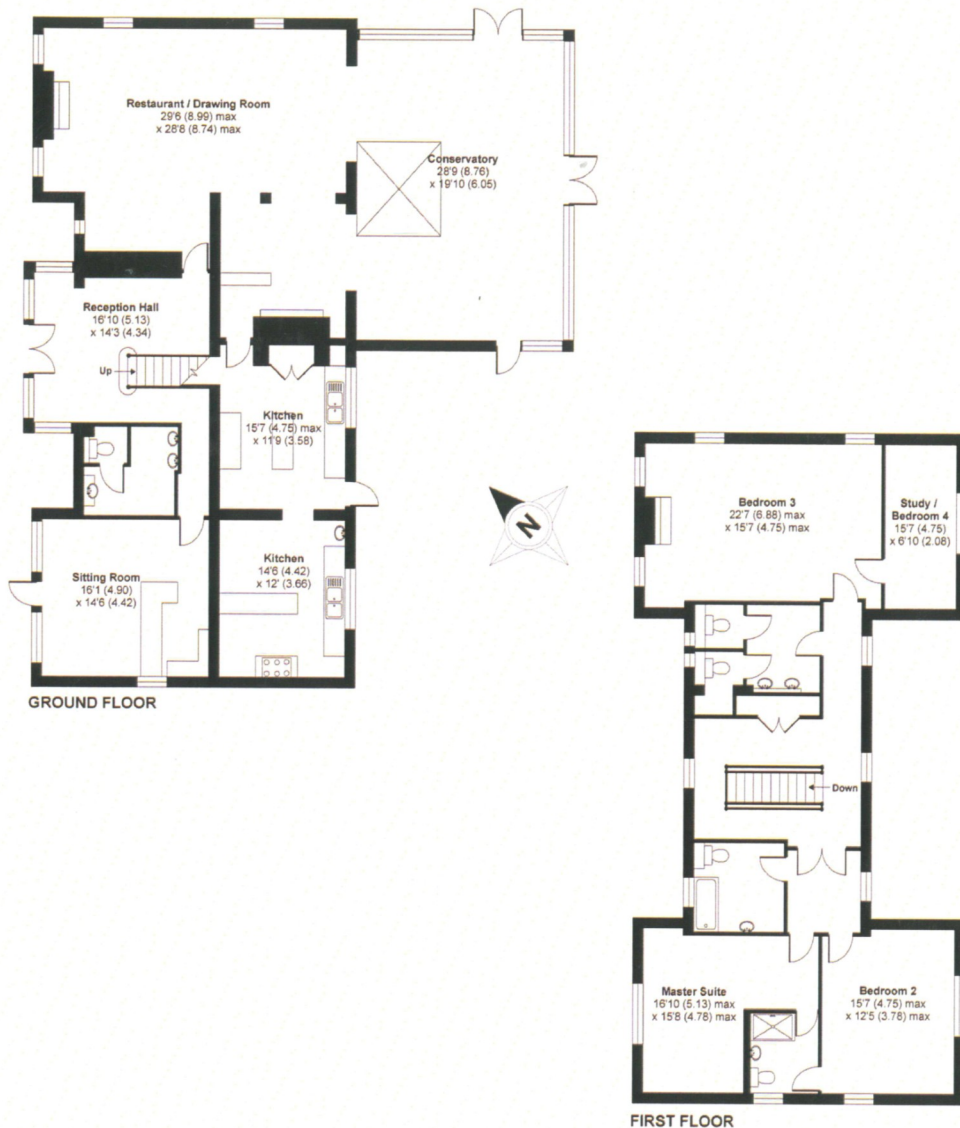
**FOR SALE
£895,000 FREEHOLD**

SNOW WALKER CHARTERED SURVEYORS
53 HIGH STREET SAFFRON WALDEN ESSEX CB10 1AR

SNOW WALKER

01799 521761 www.snow-walker.co.uk

APPROX. GROSS INTERNAL FLOOR AREA 3757 SQ FT 349 SQ METRES



***Woollcott House
Anvil Cross
Great Hallingbury
Hertfordshire
CM22 7PG***

The premises

Offered into the market for the first time in 25 years solely due to pending retirement of the principals. An impressive country house restaurant, fully licensed, standing in extensive grounds of approximately 7 acres with substantial building of some 3,700sq.ft. (350sq.m).

The property has been refurbished and extended by the present owners during their occupation including adding a very large conservatory to the rear and an en-suite on the first floor. Possibly suitable for extension (subject to appropriate consents).

The property is set well back from the road and is approached over a large, sweeping driveway. The garden areas are mainly laid to lawn with a wide selection of mature trees. The property is bounded by trees and hedging providing privacy and a feeling of space.

Ground floor accommodation

- Reception hall with central stairs with oak banisters, and an open brick fireplace
- Sitting room
- Restaurant featuring a wood panelled fireplace
- Large conservatory to the rear providing excellent views of the private rear garden
- 2 well equipped kitchens
- Large cloakroom

First floor accommodation

- Part-galleried landing
- 3 bedrooms with 3 bathrooms with flexibility to change this configuration with the necessary consents
- Study area
- Further large cloakroom

Note

Services are untested and no warranty is given that they are operable.
Plans are not to scale and are for identification only.
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Local Authority - Uttlesford District Council

Guide Price

£895,000 Freehold.