

# AUCOOT



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ADDRESS

Grasslands, Gilston, Hertfordshire

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PRICE

£1,975,000

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ARCHITECT

Helmer and Dyer

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## INFORMATION

This is an exquisite four-bedroom home, plus outbuildings, sitting in a secluded three-and-a-half-acre plot. Designed and built in 1960 by a local builder and architect, Helmer and Dyer (who worked closely with Frederick Gibberd on the development of Harlow), this is only the second time in its history that the property has been on the market. Also included in the sale is an expansive, recently converted B1 studio and two more additional outbuildings that measure approximately 2500 square feet each. By separate negotiation, there is the opportunity to additionally purchase the neighbouring property. Despite its secluded position, the house is conveniently located for easy access to nearby Harlow town, and is therefore within commuting distance of London (29 mins to Liverpool Street). Not just a perfect space to raise a family, this property offers a compelling opportunity for a versatile and flexible future.

A long private driveway, lined with mature trees, planting and hedges, leads you to the main house which is built in a T-shape on a north / south axis. As you reach the front door, you're greeted by a significant raised York stone patio and enough space to park a number of cars comfortably. A large hallway takes you to the semi-open-planned ground floor and the central dining area and galley kitchen, around which life tends to revolve. The kitchen itself is a prototype Vitsoe kitchen, the only one of its kind to be built, and the floors are solid oak.

An east-facing sun room catches the morning light and provides a welcome winter garden in the colder months, and a lovely patio perfect for enjoying breakfast in the warmer ones. Also off this central living space is a more formal living room that looks south over the garden, and the trees beyond, through a large picture window with quarry tile sills. This very calm room also has a working Bath-stone fire place with an immaculate hand-rendered chimney breast. On the other side of the kitchen is a large cloak room which can also double as an extension of the kitchen if you are catering for large groups. Towards the West of the house is a double bedroom and a separate family size bathroom. An open tread staircase leads you to the first floor and an additional living space plus three further double bedrooms, two with en suite bathrooms.

The land that the property sits on is loosely split in the middle by a hedgerow. Taking the path through to the other side of this, you're fully able to appreciate the immense possibility afforded by this home. On one side lies a beautiful mixed fruit orchard, large greenhouse and four outbuildings. The main, barn-like building has been transformed into an impressively large (approx. 2800sqft) B1 studio and has recently been converted to residential standards. Split into two main areas, there is a central kitchen area, shower room and cloakroom. Above this, a mezzanine that has many flexible uses. This is the perfect place to relocate a business to – or to start one from – or could be used as a creative space or studio. It features Velfac windows, a power floated polished concrete floor with underfloor heating that is powered by a ground source heat pump, sheep's wool insulation and three-phase electricity. The interior is clad (in parts) using the original wooden building material which was meticulously removed and refurbished.

Also on this rear part of the plot are two similar





sized barns which were originally built as barracks during the second world war. Now that precedent has been set there is the potential opportunity to convert these additional two buildings into other uses, such as further work space, holiday lets or creative studios, subject to the normal permissions.

By separate negotiation, the neighbouring property 'The Bungalow' can also be bought. This would allow the widening of access to the house from the main street, as well as providing the possibility of re-development, subject to planning permission, or creating additional 'gate house' accommodation. This building and its land are roughly indicated in blue on the aerial view image.

Gilston is a hamlet surrounded by rolling countryside with open fields and woodland and two village pubs. Harlow is approximately two miles away providing local amenities and fast commuter links into London Liverpool Street (29 minutes). There are a number of charming towns nearby including Hertford, Hoddesdon, Sawbridgeworth and Bishop's Stortford (with Waitrose), all providing comprehensive shopping and cultural attractions. The Henry Moore Studios & Gardens is close, as is The Gibberd Garden. Harlow Town Mainline Station is a short cycle or 17-minute walk (approx), Bishop's Stortford 9 miles and The M11 and A10 are a short drive, providing access to the national motorway network. London's third international airport, Stansted, is 13 miles away. Cambridge is in striking distance by road or rail.

LEASE LENGTH

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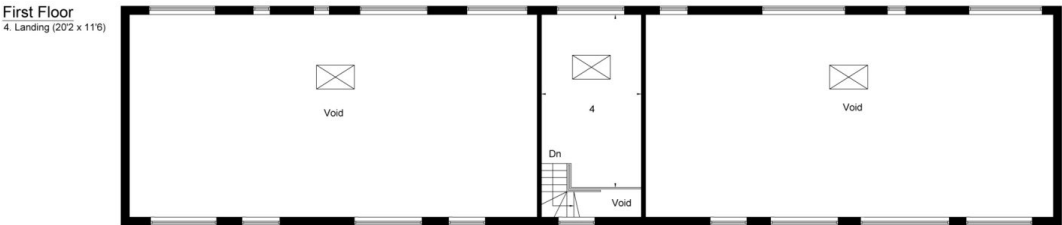
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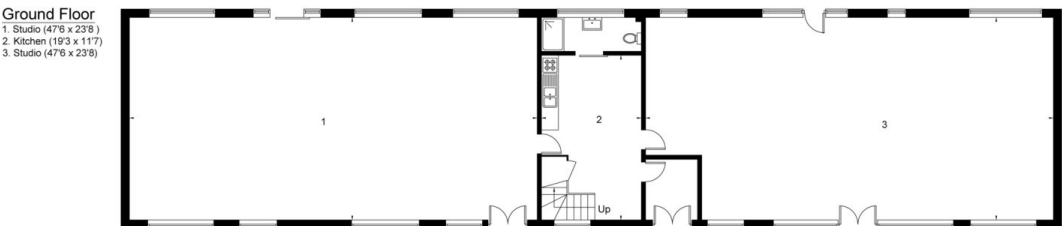
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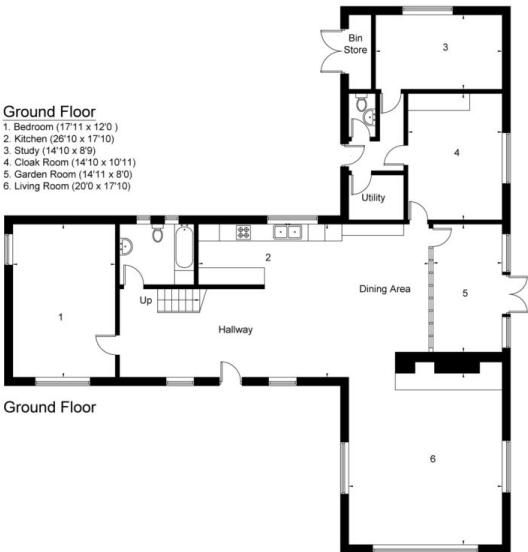
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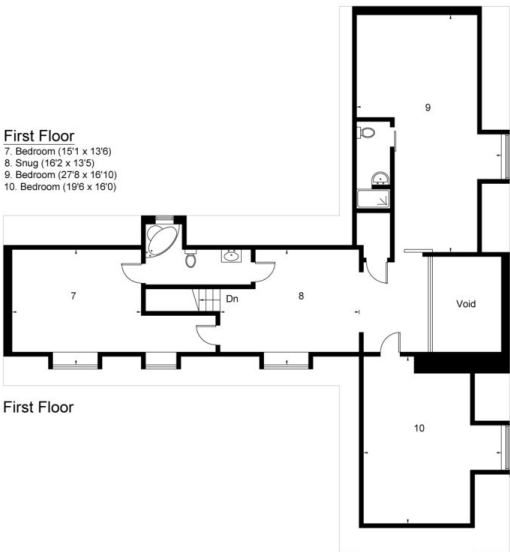
Studio First Floor



Studio Ground Floor  
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Grasslands  
Approximate Gross Internal Area  
House = 288.7 sq m / 3107 sq ft (Excluding Voids)  
Studio = 260.2 sq m / 2801 sq ft (Excluding Voids)  
Total = 548.9 sq m / 5908 sq ft  
Illustration for identification purposes only. Not to scale. Ref: 214921