



Oliver  
Minton  
Sales & Lettings



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**East Wing, Furneaux Pelham Hall,  
Furneaux Pelham Nr. Buntingford**

**Hertfordshire SG9 0LB**

**£3,995 Per Calendar Month**

Oliver Minton are delighted to offer the meticulously and lovingly restored East Wing of Furneaux Pelham Hall, a beautiful Grade II\* listed manor house that is steeped in antiquity and a landmark house set on the edge of this beautiful East Hertfordshire village.

The owners have spared no expense in bringing the East Wing up to impeccable standards throughout, with brand new décor, solid wood flooring or brand new plush carpets, contemporary bathrooms and en-suites, a bespoke kitchen complete with electric Aga, an additional cooker, two Butler sinks, white goods included and oil fired central heating to radiators.

Offering extensive and adaptable accommodation, there are two formal reception rooms on the ground floor together with a stunning kitchen/diner and a large glazed orangery/garden room, which harmonises beautifully with the house, providing a relaxing space and making the most of the morning sun.

A guest cloakroom/w.c together with a generous ground floor bedroom with en-suite facilities complete this floor.

The versatility continues to the first floor and a choice beckons for whoever resides here, as there are 3 staircases leading up to the 7 bedrooms, study, three en-suites and the family bathroom. The first-floor rooms all have the ability to interlink, as shown on the floorplan, yet remain private and accessible.

The mature grounds are mainly laid to extensive lawns, interspersed with mature trees and shrubs.

The main access is via large wrought iron, electronically operated gates. Once through, bear left and twin gates lead to an extensive gravel parking area, for the exclusive use of the East Wing residents.

A lockable storage area is also available to tenants.



### A LITTLE BIT OF HISTORY

Furneux Pelham Hall has an interesting history and contains hidden staircases and hiding 'priest holes', places where priests could stay safe in times of Tudor persecution. Lord Monteagle lived in the main Hall at the time he was alerted to the gunpowder plot and foiled Guy Fawkes plans. The East Wing, currently offered on the rental market today, was used as the nursery wing for the Hall throughout Victorian times, but now offers a magnificent marriage of modern home comforts complete with noble traditions and history.

### LOCATION

Furneux Pelham is a lovely un-spoilt East Hertfordshire village that is well placed midway between the neighbouring towns of Ware, Buntingford and Bishops Stortford. The village has a thriving community with the excellent Brewery Tap pub/restaurant, St Mary's Church and the highly rated village primary school all taking centre stage. There is an active cricket club and throughout the area are many bridleways and footpaths. Rail connections are found in Bishops Stortford and Ware. Both the A10 and M11 are within an easy drive.

### ACCOMMODATION

Spacious entrance hall with large cloaks/boot room.

### GUEST CLOAKROOM

Low level w.c. Vanity wash hand basin. Extractor fan.

### GROUND FLOOR BEDROOM 4.65m x 3.95m (15'3" x 12'11")

Dual aspect multi-pane windows. Radiator. Door to:

### EN-SUITE BATHROOM

Panel enclosed bath with over bath shower. Low level w.c. Pedestal wash hand basin. Heated towel rail. Extractor fan. Window,



## PRINCIPAL RECEPTION ROOM 7.31m x 4.10m (23'11" x 13'5")

Dual aspect multi-pane windows. Fireplace housing wood burner. Recess with staircase to first floor.

## RECEPTION ROOM 4.74m x 4.46m (15'6" x 14'7")

Twin multi-pane windows. Radiator.

## INNER HALL

Stairs rising to first floor. Door to garage. (For storage use only)

## ORANGERY/GARDEN ROOM 7.36m x 4.00m (24'1" x 13'1")

Beautiful addition. Glazed with brick plinth and doors opening to the gardens. Flagstone floor.

## KITCHEN / BREAKFAST ROOM 6.70m max x 5.24m max (21'11" max x 17'2" max)

Slightly irregular shape. Beautifully fitted with a comprehensive range of wall, base, larder and display units. Off-set utility area. Two Butler sinks. Large electric 'Aga' plus additional electric cooker. White good provided.

## BEDROOM 4.28m x 3.80m (14'0" x 12'5")

Dual aspect multi-pane windows. Fitted wardrobe cupboards.

## BEDROOM 3.53m x 3.32m (11'6" x 10'10")

Multi-pane window. Storage cupboard.

## BEDROOM 5.50m x 2.91m (18'0" x 9'6" )

Dual aspect multi-pane windows. Fitted storage cupboard.

## BEDROOM/STUDY 3.36m x 2.49m (11'0" x 8'2")

Multi-pane window.

## BATHROOM

Panel enclosed bath with shower over. Pedestal wash hand basin. Low level w.c. Heated towel rail. Multi-pane window.

## BEDROOM 4.73m x 4.45m (15'6" x 14'7")

'Velux' style window.

## BEDROOM 4.63m x 3.94m (15'2" x 12'11" )

Dual aspect multi-pane windows. Door to:

## EN-SUITE BATHROOM

Deep stand alone contemporary bath. Pedestal wash hand basin. Low level w.c. Shower cubicle with glazed screen. Heated towel rail. Multi-pane window.

## LANDING

With 'Velux' style window. Large walk-in closet with courtesy lighting.

## BEDROOM 5.90m x 4.25m (19'4" x 13'11")

Multi-pane window. Door to deep walk-in storage cupboard with courtesy lighting. Door to:

## EN-SUITE BATHROOM

Deep panel enclosed bath with over bath shower and glazed screen. Low level w.c. Pedestal wash hand basin. Heated towel rail. Door to large walk-in storage area with courtesy lighting.

## SERVICES

Mains drainage, electricity and water services are connected, with oil fired central heating.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>





Total area: approx. 392.7 sq. metres (4226.9 sq. feet)  
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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## Council Tax Band: F

## Viewing Arrangements:

Strictly by appointment

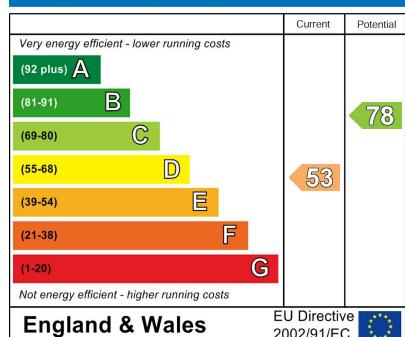
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### Energy Efficiency Rating



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