



High Elms Manor

Nr. Abbots Langley, Hertfordshire

HERTS HOMES

Hertfordshire Sales & Lettings

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Price £8.5m (Subject to contract)

A beautifully proportioned Grade II listed Hertfordshire manor house set in approximately 10 acres of private grounds and gardens. The property combines Georgian, Edwardian and Victorian architecture to create an absolutely stunning property of vast proportions that could be suitable for a wide variety of uses (subject to consents). Historical uses include a grand family house, a rehabilitation centre, a school, an events and wedding venue and also featured in many film and television productions. The house retains an abundance of original character features including ornate fireplaces, staircases, panelling and cornices and really must be seen to fully appreciate how rare the opportunity to purchase is. UNCONDITIONAL OFFERS ARE INVITED FOR THE FREEHOLD INTEREST





Viewing strictly by appointment through the owner's agent Herts Homes

Unconditional offers are invited from parties in a position to proceed

Plan of the land being sold with the property is available on request

EPC RATING: EXEMPT

TENURE: FREEHOLD

COUNCIL TAX: THREE RIVERS COUNCIL
FLAT 2 BAND 'D'
FLAT 3 BAND 'C'

PLEASE NOTE These particulars do not constitute an offer or contract in whole or in part. These details have been prepared for prospective purchasers as a general guide. We have endeavored to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly, they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.

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Approx. Gross Internal Floor Area 24304 sq. ft / 2258.00 sq. m (Including Annex)

Illustration for identification purposes only, measurements are approximate, not to scale.
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