



The Old Rectory

Holwell, Hitchin,
Hertfordshire

A striking former Rectory in beautiful mature gardens

The Old Rectory, Holwell, Hitchin, Hertfordshire

Hitchin 4 miles (Kings Cross 32 minutes), Letchworth 6 miles,
Bedford 15 miles, A1(M) 9 miles







Entrance hall, Drawing room, Sitting room,
Playroom/office, Dining room, Kitchen/breakfast room,
Utility room, Cellar

Five bedrooms, Four bathrooms (three ensuite),
Dressing room

Three secondary bedrooms, Bathroom

Garaging, Tack room, Stables, Log shed, Tennis court,
Swimming pool, Mature gardens, Paddock

About 7.38 acres









The Old Rectory

Listed Grade II being of architectural and historic interest, The Old Rectory is constructed of red brick, painted white under steep pitched slate roofs. The house was built in 1831 for Rand's Charity Trust and sold as a private house in 1959. A lower service extension was added to the east in the 1870s. The listing describes an "unusually elaborate Gothic rectory house with large casement windows, shafted chimneys and projecting chimneys, some on decorated corbels".

Internally The Old Rectory combines light and elegant reception rooms with a range of comfortable bedrooms on the first floor. Of particular note is

the drawing room, centred on an attractive open fireplace and a glazed door opening onto the south facing gardens.

The gardens and grounds provide a wonderfully mature and tranquil setting. The principal lawn lies to the south with a gravel path leading to the productive vegetable garden and an orchard. There is a heated swimming pool in a part walled garden whilst the grounds include some fine specimen trees including Oak, Ash, Catalpa and Robinia. Beyond the formal gardens is a level paddock, ideal for a pony and the stable block lies beyond the house. There is also a hard tennis court (in need of repair).

A gravelled driveway winds through the wooded grounds to the north west of the house, culminating in a large parking and turning area.

Situation

The Old Rectory lies on the edge of the rural village of Holwell surrounded by well-maintained agricultural land. The village includes a church and a village hall. There are excellent primary schools and village shops in the flourishing villages of Pirton and Ickleford, both less than 2 miles away.

Comprehensive shopping and leisure facilities are available in nearby Hitchin, about 4 miles distant and Letchworth Garden City, 6 miles away. An extensive range of leisure

facilities can be found in nearby Stevenage which lies less than 10 miles away to the south.

Fast and frequent trains leave Hitchin reaching London Kings Cross in 32 minutes. Access to both the A1(M) and M1 is within 10 miles, providing links with the M25 and national motorway network. London Luton airport is 12 miles away.

There is a wide selection of both state and private schools in the district including St Christopher's School in Letchworth Garden City, the acclaimed Bedford Independent School, and the highly regarded Princess Helena School in Preston, as well as private schools in Hitchin and nearby Cambridge.





General

Services: Mains electricity, water, drainage and gas. Oil-fired Aga. Broadband connection.

Local authority: North Hertfordshire District Council. Tel 01462 474000.

Council tax: Band H

Postcode: SG5 3SP

Directions

From Hitchin travel north on the A600 Bedford Road. After 2.3 miles turn left into Holwell Road. In a short distance Holwell Road turns left and becomes Pirton Road. The entrance will be found 150 yards beyond the church on the left hand side.



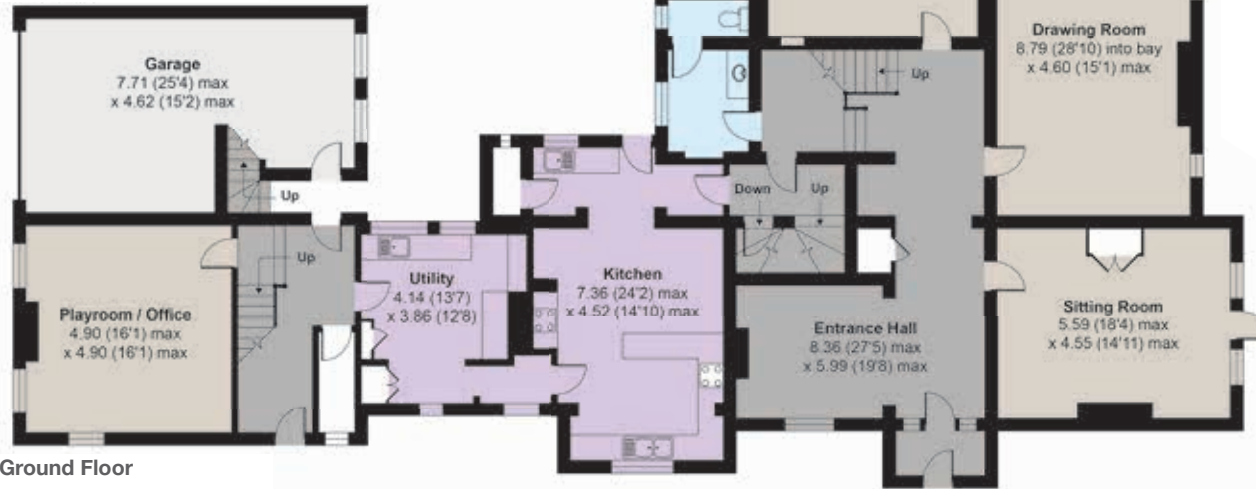
*Floorplans for The Old Rectory,
Holwell, Hitchin, Hertfordshire SG5 3SP*

Approx gross internal area*:
House: 5,944ft² = 552.2m²
Outbuilding: 468ft² = 43.5m²
(excludes restricted head height)

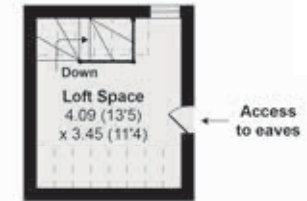
Illustration for identification purposes only. Not to scale.

*As defined by RICS - Code of Measuring Practice.

Garage 1



Ground Floor

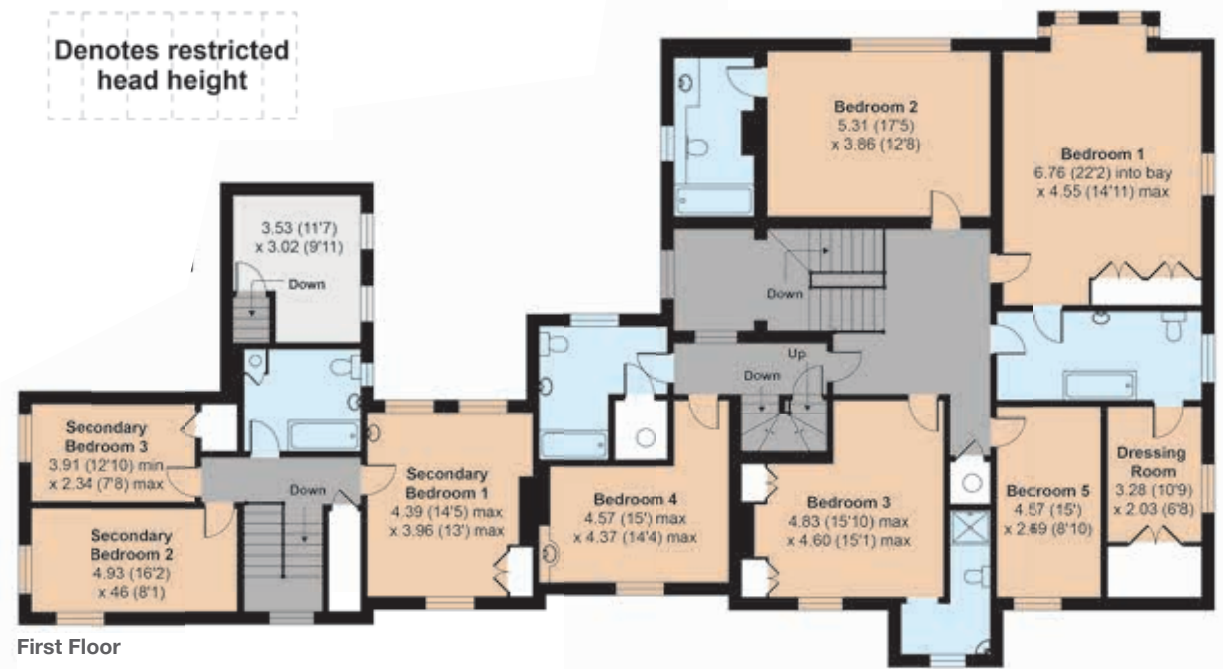


Second Floor



Garage 2

Denotes restricted head height



First Floor

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