



Lakeview

Wormleybury Manor, Church Lane, Broxbourne EN10





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A Grand Duplex Apartment in a Historic Country Mansion

- This exceptional 2,917 sq ft duplex apartment spans the entire rear of the first and second floors of the magnificent Grade I listed Wormleybury Manor. Offering elegant and spacious accommodation, the property features four bedrooms, three bathrooms, two stunning reception rooms, and a dedicated study. With its sunny southerly orientation, the apartment enjoys uninterrupted views across beautifully maintained parkland and a picturesque 5-acre lake.

- Wormleybury Manor is a distinguished Grade I listed country house originally built by renowned architect Robert Mylne between 1767–1769 and later adorned with interiors by the celebrated Robert Adam from 1777–1779. In 1996, the Manor was tastefully converted into nine exclusive residences, preserving its historic charm while providing modern luxury.

- Set within approximately 40 acres of tranquil grounds and landscaped gardens, including a private 5-acre lake, the estate offers a serene countryside lifestyle just a short distance from London, with excellent rail and road connections.

- Arguably the finest principal apartment within Wormleybury Manor, this home boasts grand proportions, soaring ceilings, and panoramic views from every window. The principal rooms are bathed in natural light and overlook the lake and gardens, creating a sense of peace and grandeur throughout.

- Period features are showcased throughout the apartment, including original wall panelling, elegant sash windows with shutters, ornate cornicing, and original fireplaces.

- Accommodation Accessed via a sweeping gravel driveway with a turning circle and parking area, the manor's main entrance leads into a shared reception hall. A gently rising staircase brings you to the apartment's private entrance on the first floor.

- The reception hallway sets the tone with a generous guest cloakroom, built-in coat storage, and stairs leading to the upper level. The magnificent principal reception room is the highlight of the home, featuring a large bay window framing breathtaking lake views, intricate plasterwork, high ceilings, and an original fireplace. A corner of the room opens into a spacious study fitted with custom cabinetry.

- The formal dining room is equally impressive, enjoying dual-aspect garden views, a feature fireplace, and original window shutters. The adjoining inner hallway includes additional storage and leads to a well-appointed kitchen/breakfast room with a modern range of wall and base units and integrated appliances.

- Upstairs, the master bedroom suite occupies the space directly above the drawing room, offering expansive dimensions, ample built-in storage, and an en suite bathroom with a separate shower. Three further bedrooms each feature fitted wardrobes, one with its own en suite shower room, while a stylish family bathroom completes the accommodation.

- Outside, the Manor's communal grounds are meticulously maintained, offering delightful walking paths and scenic outlooks over the estate's lake and gardens. To the side of the building is additional visitor parking and access to the garage block, where the apartment benefits from a private double garage.













































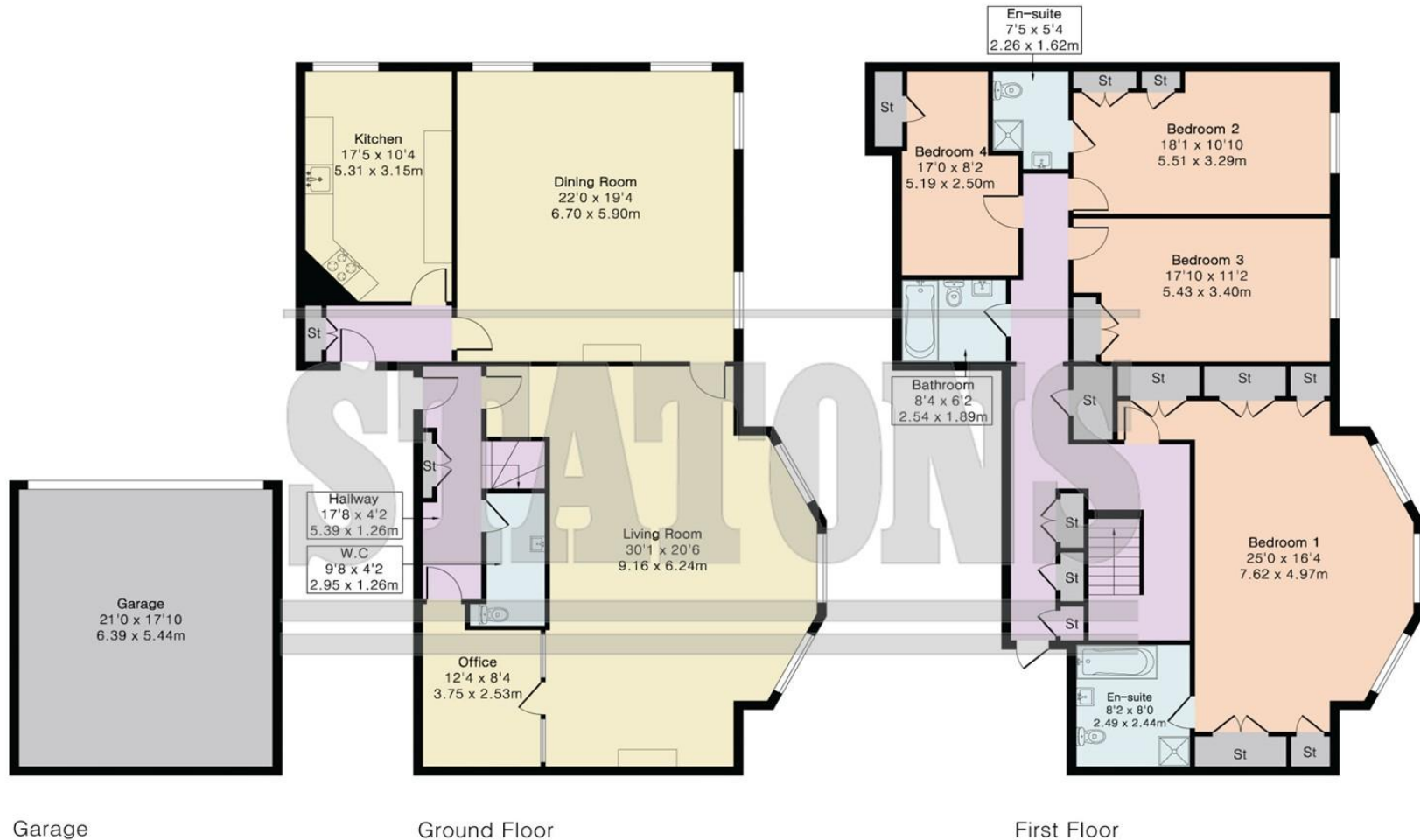
Local Authority: Broxbourne
Council Tax Band: H
Tenure: Share of Freehold
Service Charge: £11,855 p.a.

Approximate Gross Internal Area 2822 sq ft - 262 sq m (Excluding Garage)

Ground Floor Area 1409 sq ft – 131 sq m

First Floor Area 1413 sq ft – 131 sq m

Garage Area 375 sq ft – 35 sq m



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

