

CROZIER HADLEY

CHARTERED SURVEYORS

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The Courtyard, Railway St, Hertford, SG14 1EQ



- 17th Century Semi-Detached House
- Four Bedrooms
- Three En-suite Bathrooms
- Lounge
- Dining Room
- Kitchen/breakfast Room
- Cloakroom
- Utility Room
- Private Town Centre location – Courtyard setting
- Close to both Hertford BR Stations (see below)

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please to advise us immediately in order that these particulars can be amended if necessary. These particulars are issued on the strict understanding that all negotiations are conducted through Croziers of Hertford. The property is offered subject to contract and it still being available at the time of enquiry. These particulars do not constitute a contract, or any part of a contract. All statements contained therein are intended for preliminary guidance purposes only. None of these statements contained herein are to be relied on as statements of facts. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness or otherwise of each of the statements made in these particulars. Croziers of Hertford, nor any person in their employment has any authority to make or give any representation or warranty in respect of the property.

A unique opportunity to acquire this 17th Century character semi-detached home, boasting its own unique postcode, in the heart of the County town of Hertford. Accommodation is arranged over four levels and includes four bedrooms and three en-suite bathrooms. With a suntrap private courtyard garden and secure access, the Courtyard provides an ideal opportunity for discrete town centre living.

The property benefited from a total refurbishment to the highest standard in 2005 with careful consideration retaining the original features including timbers, oak panelling, cast iron fireplaces and bread oven. The re-wiring provided an above average number of electrical sockets in every room and the lighting to the principal rooms is controlled by dimmer switches. In addition hard wiring for a stereo music system is included through the principal rooms (Lounge, dining room, kitchen, master bedroom).

Carpets and curtains as well as appliances may be available separately.

Entrance via secure gate, leading into **COURTYARD GARDEN**



Front door leading into **INNER HALL** with stairs to first floor and understairs cupboard with doors to:

LOUNGE

5.41m(17'9") x 4.19m(13'9")

Windows to front, original beamwork & oak panelling to walls, wall and ceiling light points on dimmer switches, original fireplace, storage heater, television point, telephone point.





LOUNGE PHOTO 2

DINING ROOM

4.52m(14'10") x 4.50m(14'9")

Period range fireplace, original exposed beamwork, wall and ceiling light points on dimmer switches, storage heater, TV and telephone point, serving area with space for wine/drinks fridge underneath, stairs down to basement.



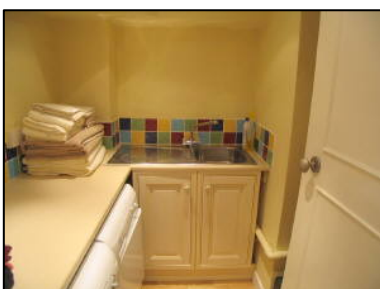
BASEMENT

INNER HALL with window to front, oak wood flooring, recessed lights, storage heater, opens to kitchen, doors off.

CLOAKROOM

Fitted with a two piece suite comprising low level WC and vanity wash hand basin with cupboard under, tiled splashbacks, theatre style wall light, recessed spotlights, oak wood flooring, large understairs storage cupboard.

UTILITY ROOM



Oak wood flooring, base cupboards, work surface incorporating stainless steel sink unit, space for tumble drier, space and plumbing for automatic washing machine, space for fridge/freezer.

KITCHEN/ BREAKFAST ROOM

5.79m(19'0") x 3.53m(11'7")

Window to front, extensive range of modern fitted base & wall cupboards with solid oak work surfaces incorporating butler sink, built-in stainless steel oven and separate halogen hob with extractor hood above, integrated fridge and slimline dishwasher, recessed spotlights, TV & telephone points, oak wood flooring.



KITCHEN PHOTO #2

FIRST FLOOR LANDING Window to front exposed original beams. Doors to:

BEDROOM ONE

4.60m(15'1") x 3.25m(10'8") >14'7

Window to front, exposed original beamwork, storage heater, wall and ceiling light points on dimmer switches, TV and telephone point, door to ensuite bathroom:





ENSUITE TO BEDROOM ONE

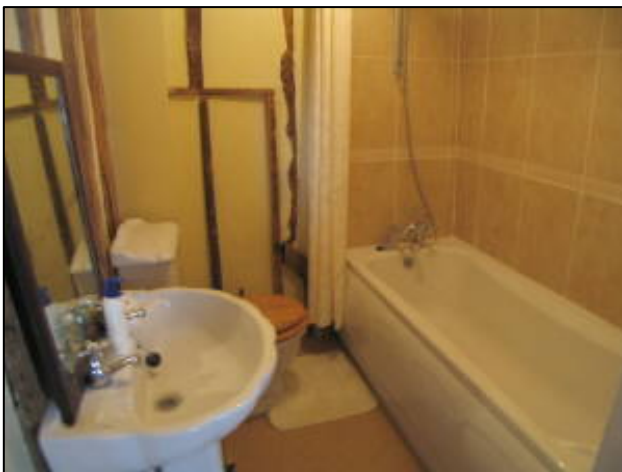
2.06m(6'9") x 1.96m(6'5")

Fitted with a three piece white suite comprising corner bath with mixer taps & shower attachment, low level WC, inset vanity wash hand basin with theatre style mirror lighting, original feature fireplace, tiled splashbacks.

BEDROOM TWO

4.57m(15'0") max x 4.22m(13'10")

Window to front, feature original fireplace, original exposed beams, storage heaters, wall light points and ceiling light on dimmer switches, door to ensuite bathroom.



ENSUITE TO BEDROOM TWO

Suite comprising low level WC, pedestal wash hand basin and tile enclosed bath with mixer taps & shower attachment, wall light and shaver point.

Stairs to **SECOND FLOOR LANDING** with window to front. Doors to:

BEDROOM THREE

3.63m(11'11") x 3.23m(10'7")

Dual aspect - window to front and Velux window to rear, vaulted ceiling, wall storage space, TV and telephone point, recessed cupboard housing Megaflo hot water cylinder.



BEDROOM FOUR

(3.25m(10'8") x 3.30m(10'10"))

Dual aspect - window to front and Velux window to rear, vaulted ceiling, wall and eaves storage space, storage heater, TV and telephone point, door to ensuite bathroom.



ENSUITE TO BEDROOM FOUR

1.24m(4'1") x 3.23m(10'7")

Velux window to rear, suite comprising low level WC, pedestal wash hand basin and corner bath with telephone style chrome mixer taps and shower attachment.

GARDEN

Mediterranean style courtyard garden affording much privacy, paved with old red brick & red Scottish gravel inserts, secure pedestrian gated access at front and rear.

PARKING

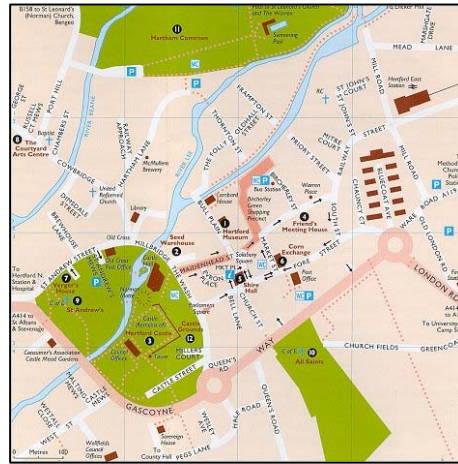
There is NO allocated parking at present, but there is a potential private agreement.

The property is connected to mains electricity, mains water and mains drainage. The tenure of the property is Freehold with vacant possession on Completion. The tenure of the property is free from any onerous restrictions, encumbrances, defects or liabilities. This information should be verified. We have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and the buyer is advised to obtain verification from their solicitor or surveyor.

CONTACT ROBIN CROZIER 01992 552255 or 07973 552255 to arrange a viewing.

ABOUT HERTFORD

www.hertford.net



Trains

Hertford has two railway stations - Hertford East, which connects to Liverpool Street; and Hertford North, which connects to Kings Cross and Moorgate.

The **Hertford East** terminus is close to the town centre in Railway Street and was the first station to be built in the town. It lies at the end of the Hertford Branch line, which leaves the Liverpool Street-Cambridge mainline at Broxbourne, with stops at Rye House in Hoddesdon, St.Margaret's in Stanstead Abbots and Ware. Trains on this line are operated by One Railway



Hertford North is about ten minutes walk from the town centre in North Road and opened in 1924. It forms part of the Hertford Loop, which provides a diversion from the East Coast main line that runs North from Kings Cross. Stations on the line include Stevenage, Watton-at-Stone, Bayford and Cuffley. Trains on this line are run by First Capital Connect

BusZone

The Hertford BusZone is an area in which you can add unlimited bus travel at a discounted price to your rail ticket with one simple through fare. West Anglia Great Northern Railways has joined together with bus service providers in the Hertford area, through the Intalink Partnership, to allow you the freedom to travel anywhere within the Hertford BusZone. The boundaries of the scheme extend as far as Waterford, Hertingfordbury, Bengoe, Horns Mill and the Pinehurst Estate. If you are visiting Hertford for the day, just add your bus travel within the zone to your rail fare for only £1.20. Weekly, monthly, quarterly and annual fares are also available.

Cycling In Hertford



Recent years have seen significant growth in the use the bicycle both for leisure purposes and as a means of transport.

The benefits of cycling are manifold - it is cheap, healthy and environmentally friendly.

There are principally two main cycle-ways in Hertford - Eastwards

through Hartham to Ware along the River Lee and beyond; and Westwards along the path of the old railway to Welwyn Garden City - The Cole Green Way. Both of these form part of National Cycle Route 61.

The significance of cycling is recognised in **The Transportation Plan** produced by the local authorities' and the following measures have been proposed:

- To encourage cycling by creating a network of cycle routes, providing good links between residential and industrial areas, schools, recreation sites, shopping centres and employment areas.
- Improved cycle parking facilities.
- New cycle routes between Hertford North railway station and Hartham.
- Improved crossing facilities on the A414.
- New cycle routes within the town.
- Extension of cycle route from Cole Green Way to Hertford North railway station.
- Erection of cover over cycle stands at Hertford North Station.

Excursions

The District and County Council jointly publish leaflets describing two circular cycle rides through the countryside to the North and South of the town. These leaflets are available at the Tourist Information Centre:-

**A Circular Ride from
Hertford visiting
Brickendon, Bayford and
Hoddesdon**
15 Miles

**A Circular Ride from
Hertford visiting Bramfield,
Burnham Green, Bulls
Green and Tewin**
13 Miles

There is also a guide to a circular ride that takes in Sawbridgeworth, Bishops Stortford, Braughing and The Pelhams. The nearby Lee Valley Park also features a 9 mile circular ride with a cycle hire facility at Broxbourne.

Cycle Shops

There are three shops in Hertford that sell bicycles and cycling accessories.

Walking In Hertford

The countryside around Hertford offers ideal opportunities for walkers, either following established routes or simply exploring the lanes and flood meadows.

To the east of the town is The Meads which offers open floods meadow and a walk along the River Lea to Ware. To the west is the Cole Green Way, which follows the line of the old railway to Welwyn Garden City. Both of these are also open to cyclists.



Pleasant walks are also to be found to the north and south of Hertford.

Wild Wood, Circular Walk No.5

The Countryside Management Service have published leaflets on a number of walks, including this one that takes you from Hertford Castle, along West Street and the Cole Green Way to Hertingfordbury

before turning North toward Thieves Lane and then turning right, back towards Hertford.

Walking In Herts Website

For all the information you need for the best walking in the county you can visit www.walkinginherts.co.uk. This extensive site features help and useful guides for walkers, including:-

- Guided walks: eighty walks detailed every month. The website tells you how long the walk is, which group is running it, when and where it starts and a contact number in case of questions.
- Books of walks: There are more than twenty books of walks for the County. All the details are here.
- Leaflets of walks: More than eighty leaflets are produced around the County, many of them difficult to find.
- Walking groups: Every walking group in the County is listed (more than 35 of them!).

There are also links so that you can check: the weather for your walk, links to other useful sites, how to get to your walk by public transport - and more are being added all the time.

Entertainment

The focal point of stage entertainment in the town is Castle Hall in The Wash. As well as local drama there is a programme of events, featuring Children's shows, tribute acts, dance and music.

Cinema

There is no cinema in Hertford but there are four nearby.

- Cineworld, Harlow
- CineWorld, Stevenage
- Odeon, Hatfield
- Campus West, Welwyn Garden City



Castle Hall occasionally show films, mainly for children but sometimes for adults.

Music

Hertford has a small live music venue - the Hertford Marquee Club in Railway Street. The venue is open Thursday through to Saturday.

A number of pubs in the town have live music, including The Blackbirds. There is also karaoke at The Woolpack.

There is also an annual music festival which runs during April/March each year.

Night Clubs and late pubs

There is one Night Club in Hertford - *Zeros* which can be found in Parliament Square. A number of pubs in the town have late licences on Thursday through to Saturday, including The White Hart, The Blackbirds, Baroosh and The Stone House. You will often have to queue to get in to any of these towards the weekend. The Snug bar in Railway Street also has a late licence and is also non-smoking.

Drama

There are two Dramatic Societies in Hertford - The Hertford Dramatic and Operatic Society, who regularly stage shows at The Castle Hall; and The Company Of Players who have their own small theatre in Balfour Street.

Art

Hertford Art Society puts on an annual show at The Corn Exchange. There are also regular exhibitions at Courtyard Arts in Port Vale.

Hertford: A Brief History

The River Lea and its crossing at Hertford lie at the heart of the town's history. Before the Norman Conquest the river formed a natural boundary between the Danelaw to the north and Saxon Wessex to the south. Saxon villages already existed at Bengeo and Hertingfordbury and in 911 and 912 Edward The Elder, son of Alfred The Great, founded two fortified burghs, north and south of the Lee crossing (the ford is believed to be about 50 yards downstream of what is now Mill Bridge). Two small towns developed, with two churches - the Saxon St. Mary The Less in Old Cross and St. Nicholas behind what is now Maidenhead Street. There were also two market places - believed to be in Old Cross and on the site of The Shire Hall.

Following the Norman Conquest, a castle was established at Hertford, together with a priory and a new mill. For the next 300 years the Castle was a Royal residence. With the patronage of kings and queens, together with the town's agricultural base, Hertford prospered.

In 1628 the castle passed into the ownership of the Earldom of Salisbury and eventually fell into ruin. The only remains of the Castle are the original motte, the flint walls and the gatehouse.

Hertford Priory was dissolved in the 16th century and the church fell into disrepair. The land on which the Priory stood fell into private hands and became a manor farm.

In the late 18th Century the River Lea navigation was cut through the town providing important access to London's corn markets. Because the town was surrounded by agricultural estates it was unable to expand outwards and so expanded upwards by adding storeys to existing buildings. The outward expansion of the town didn't come about until the late 19th Century when the railway came to the town.

The Victorian era saw much building in the town as transport links to London improved. Electricity and gas were introduced and industry grew.

Hertford is now a thriving and rapidly expanding town with a rich heritage and bright future ahead.

The picture below shows Fore Street in 1950.

The statue of Ceres that originally adorned the Corn Exchange was removed during the Second World War as it presented an extra hazard in the bombing raids. Note the current Post Office, which was built in 1891. The Cupola on top was paid for by public subscription. This picture was taken by Len Green and later used by the police, who blanked out the number plates to illustrate traffic faults.



Photograph courtesy of Hertford Museum.



The Courtyard property is situated in the heart of historical Hertford, the county town of Hertford. Hertford boasts many Georgian shop fronts and delightful old pubs. Beautiful riverside gardens lie on the site of the town's ancient castle, the remaining walls of which can still be seen.

The Town Council manages Hertford Castle and the Seed Warehouse. The Town Council provides a full programme of community events within the Castle and the grounds. These include Hertford Castle Fun Day and Rock at the Castle, a charity rock festival. In addition the Town Council organises the Hertford in Bloom competition and other events at the Castle.

Town and mini guides as well as tourist information folders are published by the Town Council. The fully networked Town & Tourist Information Centre in Market Place stocks local, regional and national free and saleable brochures and leaflets.

Hertford is twinned with Evron in France and Wildeshausen in Germany and is strengthening its links with Hartford, Connecticut.

The Lee Navigation

Hertford lies at the confluence of four rivers - the Lee, Mimram, Beane and Rib. The principle of these is the River Lee (or Lea) which is navigable all the way down the Lee Valley to Bow in London, where it joins the River Thames. Narrowboats are a common sight on the river, especially during the summer. Boat hire and river cruises are available nearby at Broxbourne.



Hertford has its' own small marina at the Hertford Basin, which is home to number of boatowners. At the navigational head is the charming Barge public house, which serves food and real ale.

History



The Lee Navigation was extended to Hertford in 1767. The significance of the river to the town and its' history cannot be understated, not least because of the ford that gave it's name to the town. Much of the town's past prosperity is due to

the link that the river provided with London, which allowed the transport of goods, especially crops. Hertfordshire was the main corn producing county in England during the 18th century and barley too was important, with malting being one of the town's principal industries.

The Meads

The Meads is a large area of grazed riverside flood meadow that stretches from Hertford to Ware. As well as being used to graze cattle, The Meads is also home to rare plants, such as meadow saxifrage, pyramidal orchid, adder's tongue fern and marsh dock.



The northern boundary of The Meads is marked by the course of the River Lee as it makes its way east to Ware, a cycle route running alongside. Gauge House, halfway between the two towns, marks the beginning of the New River, a man-made canal, as it first heads south before turning eastwards towards Chadwell Spring and thence on it's journey to London.

As a nature reserve, The Meads provides a habitat for birds, insects and rare wild flowers. Gulls, ducks and waders take advantage of the flooded areas in Winter - gadwell, shoveler, widgeon, teal and snipe. Many species of dragonfly can also be found. During the summer months, bats such as pipistrelles and Natterer's feed on insects during the evening hours. Otters have also been recently seen.

The Meads is managed by the Herts & Middlesex Wildlife Trust of behalf of the various owners, including Thames Water, East Herts District Council and Glaxo Wellcome.

History

For centuries, The Meads was common land, meaning that "commoners" had grazing rights during the months between Lammas and Candlemas (12th August to 1st February). They could also bid for harvesting rights, which usually lasted for seven years. In 1627 King Charles I sold the King's Meads to Hertford Corporation for £100. Later that century, in 1681, the boundaries of the town were extended by Charles II as far as Chadwell Mead. The commoner's rights to graze cattle were negated in 1972.

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