



3 The Old Quarters
Hazells Hall | Everton Road | Sandy | Bedfordshire | SG19 2DD

FINE & COUNTRY

KEY FEATURES

A beautifully-presented spacious luxury apartment with high ceilings and magnificent views, situated on the upper floor of the west wing of a Grade II* listed Georgian Manor House. Renovated to an exacting standard with traditional wooden floors and wood burning stoves, benefitting from a private courtyard, cellar, and garage. Hazells Hall is steeped in history, benefitting from approximately 14 acres of shared landscaped gardens, originally designed by Humphry Repton, including an all-weather tennis court and walled garden. Sandy Train Station is 1.5 miles away with frequent trains to London from 48 mins..

- Luxury Apartment within Historic Georgian Manor House
- 14 Acres of Shared Humphry Repton Parkland
- Full of Original Features and Character
- Georgian Cellar
- Magnificent Views
- Garage
- All-Weather Tennis Court
- Excellent Road and Rail Links

Agents Notes

Date Built: circa. mid 1700's

Converted Mid 1980's

Grade II* Listed

Conservation Area

Recently installed electric boiler with the option to connect to the shared Biomass boiler

£2,330 annual maintenance fee – Grounds, road, tennis court

Share of freehold/leasehold – four properties own equal share - West Hazells Ltd.













SELLER INSIGHT

“ This impressive, Georgian property enjoys a magnificent setting in a quiet, tranquil, location just a few minutes from the town of Sandy. Once the home of the renowned Pym family until it was sympathetically and cleverly converted into stylish, independent, residential apartments in the 1980s. There is much history surrounding the property throughout the years, one being as a hostel for RAF pilots during World War 11 who were based at the nearby Tempsford Aerodrome.

The present owner came to live here five years ago. She was not only attracted to the size, convenience and style of the apartment, but to its outstanding setting surrounded by fourteen acres of Humphry Repton Parkland. The apartment is neat and compact and does contain some delightful historic features, not least of which are its beautiful fireplaces and original window shutters. The large main, open plan, living space has a natural welcoming ambience, with areas skilfully zoned for cooking, dining and relaxation. Being double aspect, it is bright and sunny with an outstanding outlook over the parkland and beyond. Residents can also enjoy walking through the magnificent parkland and very much appreciate its peace where the only sounds are those of the abundant local wildlife.

Although beautifully tucked away, local amenities are very good, especially as the local railway station is just minutes away which provides a quick and efficient service into the capital taking just forty-five minutes. In addition, the A1 trunk road is nearby and provides good connectivity to major motorways. The bustling market town of St Neots is also close which offers a comprehensive choice of supermarkets, restaurants and cafes. Included in the delights of living in this area is the beautiful, historic, city of Cambridge which is not far away and is a special city to visit for its wonderful architecture and access to a wide range of cultural activities. Also close by is the headquarters of the Royal Society for Protection of Birds which contains some splendid walks.

It is for logistical reasons that the owner is moving to another part of the world but has been so happy here in this wonderful historic property in such a special location.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Local Information

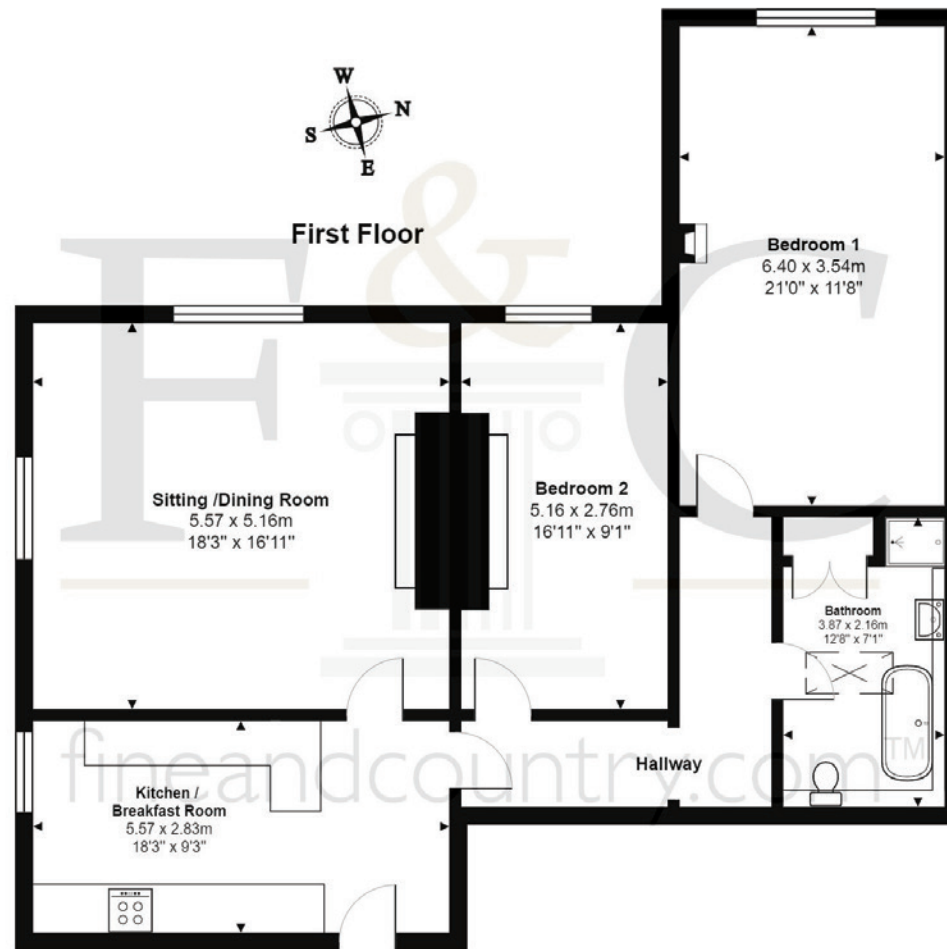
Sandy is a small market town in Bedfordshire on the winding River Ivel, once the home of a Roman Settlement, many artefacts and treasures now on display in the town's Council Offices. The oldest and most interesting buildings are located along the High Street and of the most unusual buildings is the mock Tudor Town Hall. The town offers all the day to day amenities such as GP and dental surgeries, cafés, restaurants and pubs and a Tesco Superstore on the edge of town. There is a variety of sports clubs, gyms and a sports centre and the John O'Gaunt Golf Club is just a few miles away. Sandy is probably best known as the headquarters of the RSPB with 'The Sandy Hills' woodland, parkland and the 'Greensand Ridge Walk' running through the town there are plenty of delightful walks and interesting wildlife to explore.

Transport

Sandy is conveniently located just off the A1(M) which provides fast road access to Stevenage and London to the South and Peterborough to the North. The A1 also links into the M25 and A14 providing easy access to the wider national motorway network. Sandy also has its own mainline rail station which provides regular services into London King's Cross/St Pancras in under an hour and to Peterborough and to the North.

Schools

There are several day nurseries/pre-schools within Sandy and four well-regarded primary schools. Sandy Secondary School offers education for students aged 11 to 18. Kimbolton School, a well-regarded independent co-educational school, provides the full spectrum of education from age 4 to 18 and is about 25 minutes' drive away.



Total Area: 102.3 m² ... 1101 ft²

All measurements are approximate and for display purposes only

EPC Exempt



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales, Company Reg No. 4377568 Registered Office: Newcastle House, Albany Court, Newcastle Business Park, Newcastle Upon Tyne, NE4 7YB. Printed 28.03.2024





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