

*Shingay*  
SHINGAY HOUSE





## HISTORY

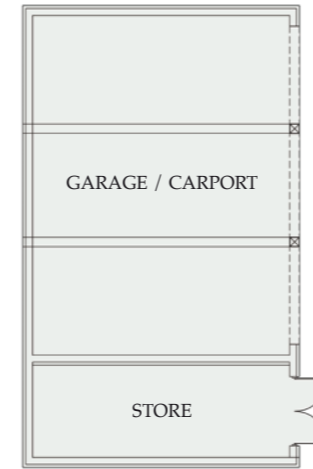
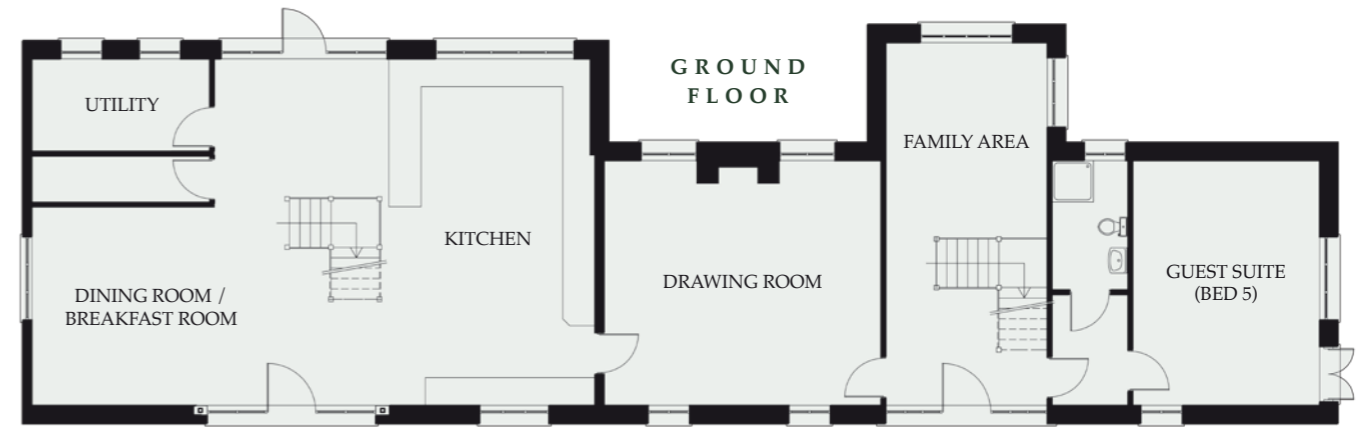
The name Shingay House was inspired by a title held by Edward Russell, the original owner of the Estate. Russell was one of a small group of seven English noblemen who literally changed the fate of the British Isles'. Together they issued the 'Invitation to William', a letter to William III of Orange requesting that he depose King James II (the last Catholic monarch to reign over England, Scotland and Ireland).

As with many British politicians of the time, the Immortal Seven believed that James II was too pro-French and too pro-Catholic. Following the subsequent War of English Succession, Edward Russell was granted several titles, including Earl of Orford and crucially, Baron Shingay. Shingay is a small village just north of Royston and also supposedly the seat of Russell's Barony.

## WELCOME

This Grade 2 Listed oak aisled barn conversion is spread over two expansive floors. Ground-to-roof glazing allows light to flood in and accentuate the superb marriage between all natural materials, high specification and original features. Vaulted stairwells take nothing away from the properties 5000sq foot (465m2 approx) floor-plan, merely adding to the sense of space.

- A TOTAL OF 5 BEDROOMS, INCLUDING 2 BEDROOM SUITES AND 3 STAND ALONE BEDROOMS
- 5 RECEPTION ROOMS, INCLUDING DOUBLE ASPECT KITCHEN, ENTRANCE HALL AND VAULTED STAIR WELL WITH GALLERIED SITTING AREA ABOVE
- TRIPLE GARAGE AND LARGE LOCKABLE STORE
- GROUNDS COMPRISE APPROXIMATELY 1 ACRE
- FORMAL GARDEN AT REAR AND SIZEABLE PRIVATE COURTYARD TO THE FRONT
- RECESSED WALLS HIGHLIGHT HEAVILY TIMBERED ORIGINAL OAK FRAME
- ACCESS GAINED ALONG PRIVATE DRIVE FROM POUND LANE
- GRADE II LISTING



## FLOOR PLANS

Working within the barns original footprint, large, well proportioned rooms have been created throughout. Additional glazing and a well throughout floor plan means five double bedrooms without having to compromise on any of the buildings other requirements.



### GROUND FLOOR

ROOM	METRES	FEET
Drawing Room	6.00 x 5.30	19.7 x 17.4
Dining Room/ Breakfast Room	7.50 x 7.88	24.6 x 25.9
Kitchen	7.50 x 4.56	24.6 x 15.0
Utility Room	2.15 x 2.00	7.1 x 6.6
Family Room	4.23 x 3.50	13.9 x 11.5
Guest Suite (Bedroom 5)	5.30 x 4.05	17.4 x 13.3

### FIRST FLOOR

ROOM	METRES	FEET
Media Gallery	7.66 x 7.40	25.1 x 24.3
Master Bedroom	4.48 x 4.50	14.7 x 14.8
En-Suite	4.48 x 1.93	14.7 x 6.3
Bedroom 2	5.30 x 4.65	17.4 x 15.3
Bedroom 3	4.15 x 3.10	13.6 x 10.2
Bedroom 4	4.15 x 2.90	13.6 x 9.5
Family Bathroom	2.50 x 2.10	8.2 x 6.9

NB: Illustrations and photographs are for illustrative purposes only

FLOOR PLANS ARE SUBJECT TO CHANGE

FOR FURTHER DETAILS, PHOTOS  
AND FLOOR PLANS VISIT  
[WWW.SHINGAYHOUSE.CO.UK](http://WWW.SHINGAYHOUSE.CO.UK)

## SPECIFICATION

Shingay House has been finished in only high quality, all natural materials. From the English and French oak floor boards and the Travertine/ marble/basalt tiles, to the solid granite/limestone worktops and stylish sanitary ware each material and fitting has been sensitively sourced, professionally installed and matched to the property and its unique style.

## OPTIONS

It is understood that many wish to make a house their home. While the specific materials, finishes, fixtures and fittings are usually chosen prior to a property going to market, we would welcome a buyer's input. As such, if you want a Lowden property but with a completely bespoke specification, you have but to ask.

## LOCATION / ACCESS

Shingay House sits on the outskirts of the traditional hamlet of Ugley.  
Approximately 4 miles north of Bishop's Stortford, Ugley lies just off the B1383  
1.5 miles from Stansted Mountfitchet.

Access to the property itself is gained from a shared drive that branches off Pound Lane.

STATION	DISTANCE/TIME TO STATION	TIME TO LONDON LIVERPOOL ST	FREQUENCY
Bishop's Stortford	5 miles/14 mins	38-47 mins	5 times an hour
Stansted Mountfitchet	1.8 miles/5 mins	53-60 mins	3 times an hour
Elsenham	0.9 miles/3 mins	54-56 mins	Twice an hour

Junction 8 of the M11 is approximately 8 miles distant while Stansted Airport is also a mere 8 miles away without the property being either under a flight path or a holding pattern holding section.

## CONTACT

### SALES AND ENQUIRIES

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