



The Great Barn, Shillington Road,  
Pirton, Hertfordshire SG5 3QL





# The Great Barn, Shillington Road, Pirton, SG5 3QL

Price guide £400,000

An outstanding opportunity to purchase a stunning Grade II\* listed 10 bay Tithe Barn, situated on the edge of this desirable village.

The consents allow for four of the bays within the original timber frame to be converted to provide approaching 4000sq.ft of accommodation arranged over three levels around a central interior atrium garden, which takes full advantage of the vaulted timber roof space.

The proposed accommodation includes four bedrooms and bathrooms on the ground floor, with stunning open planned first floor accommodation linked by an elevated walkway that crosses the atrium garden. In addition to the principal accommodation there is a one bedroom ground floor annexe accessed by a glazed link. Outside there is ample parking and planning for a garage.

The remainder of this stunning timber framed structure could be suitable for a variety of uses including an art studio, gallery or exhibition area subject to obtaining the necessary consents.

The Great Barn provides an exceptional opportunity for a purchaser to create a unique, contemporary home in an outstanding historic building.

## **HISTORICAL BACKGROUND**

The Great Barn forms the western edge of a range of attractive residential barn conversions and is situated on the edge of the highly sought after village of Pirton just 4 miles west of the historic market town of Hitchin. Thought to have been erected as a Tithe Barn forming part of the Priory of St Mary in Hertford the building is believed to date from the early sixteenth century when it was built to store the agricultural produce.

The barn has remained in agricultural use from the date of its construction until the latter half of the 20th Century and has been regularly repaired over the centuries. These repairs are unusually readily identifiable due to the continuity of function and little of the works that have been carried out are hidden.

## **LISTING INFORMATION**

A Grade II\* structure (list entry no. 1175545), described as:

Tithe Barn. C15 or early C16. Timber frame on sill of narrow red brick, dark weather boarded, W side has exposed frame with early C17 red brick infill. Steep pitched roof half hipped now slated. A tall, 10-bays aisled rectorial tithe barn lying NS on W side of farmstead facing E. Double doors in 3rd bay from each end. Raised threshing floor in 2 S bays. Low hipped extension on S end. Measures 135ft x 37ft, with narrow aisles and wide nave. Peninsular brick sills remain in some bays, carrying the sill plate across the aisle to take the foot of the arcade posts. Heavy jowled arcade-posts and jowled wall-

posts. 5 studs in walls to arch bay with one large tension brace to each bay cut into outside of studs. Holes in wall plate for wattle and daub infill replaced by brick infill with 2 rows of ventilating holes. Heavy aisle tie beams and passing brace up to back of arcade post. Heavy slightly curved long braces to cambered tie-beams, and heavy curved braces to arcade plate. Edge-halved scarf joints with bridled butts in arcade plate. Single clasped-purlin to each slope of nave roof carried on trusses with collars and inclined queen-struts. Long slender flat rafter as if for thatched roof. Gable-end frame has central post flanked by a mid-height rail jointed in-line. Slender tension braces from main posts.

## THE ACCOMMODATION

The proposed accommodation comprises:

### GROUND FLOOR

Entrance door with glazed panels opening to:

### INTERNAL GARDEN

10.67m x 6.10m (35' x 20'average)

### MASTER SUITE

5.49m x 4.42m (18' x 14'6)

### DRESSING ROOM

3.96m x 1.52m (13' x 5')

### EN-SUITE BATHROOM

3.35m x 2.90m (11' x 9'6)

### BEDROOM TWO

4.42m x 3.66m (14'6 x 12')

### BEDROOM THREE

5.64m x 2.74m (18'6 x 9')

### EN-SUITE SHOWER ROOM

### BEDROOM FOUR

3.51m x 3.28m (11'6 x 10'9)

### SHOWER ROOM

Adjacent to bedroom four.

### UTILITY ROOM

2.44m x 1.98m (8' x 6'6)

This room could also be utilised as a kitchen for the annexe accommodation.

## ANNEXE ACCOMMODATION

### GROUND FLOOR

### LIVING ROOM

5.33m x 3.96m (17'6 x 13')

### BEDROOM

4.11m x 3.51m (13'6 x 11'6min)

### EN-SUITE BATHROOM

### FIRST FLOOR

### KITCHEN/BREAKFAST ROOM

8.23m x 3.66m (27' x 12')

## STAIRCASE TO MEZZANINE/CROWS NEST

### OPEN PLAN LIVING SPACE

8.69m x 7.77m average (28'6 x 25'6 average)

### REMAINDER OF THE BARN

25.45m x 11.28m (83'6 x 37')

Plus 22'6 x 8' (6.86m x 2.44m)

### NOTE

All measurements are approximate and taken from architects drawings, their accuracy can not be guaranteed.

### OUTSIDE

There are currently 14 car parking spaces to the rear boundary of the property. This area is also suitable amenity/garden space.

Side garden immediately outside the annexe area.

Planning for a garage.

### ADDITIONAL INFORMATION

The recent planning permission is for residential with the retained barn ancillary to the main dwelling.

The barn has an extant B1 use.

Approximate dimensions: 40m x 10m x 10m (high).

NHDC planning reference: 12/00785/1 and 12/00786/1LB.

Please note that these drawings show the conversion as approved, with IDEAS ONLY for office and collection space.

### DRAWINGS & ARTIST'S IMPRESSIONS

Within this brochure are a number of drawings and artist's impressions showing the various elevations of the proposed converted building.

### ACKNOWLEDGMENTS

Arthur Sibun - Watercolour

Pentangle Design Group - Architectural Plans

The Heritage Network Ltd - Rear and side Elevation photographs

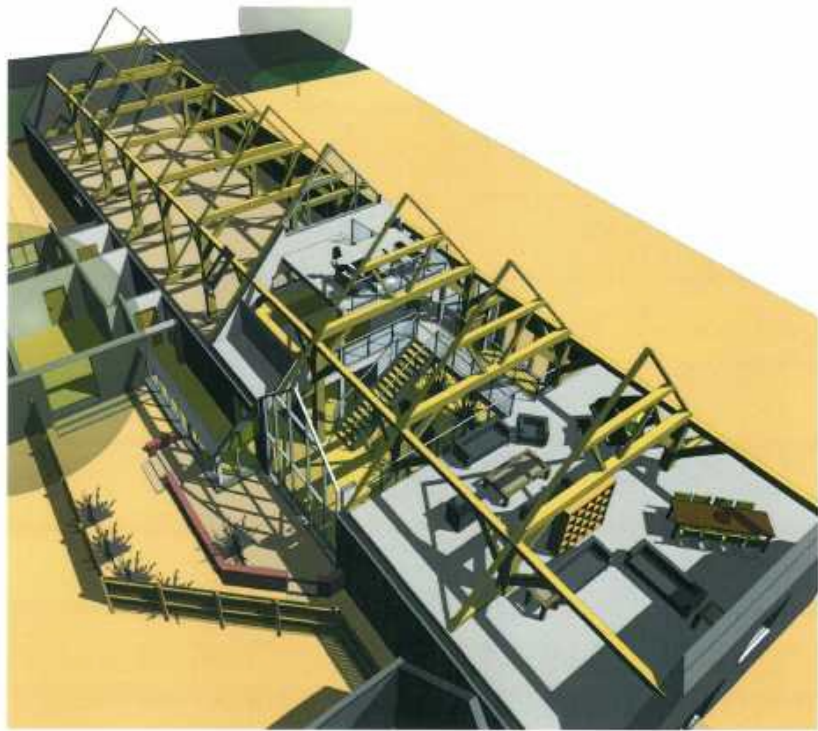
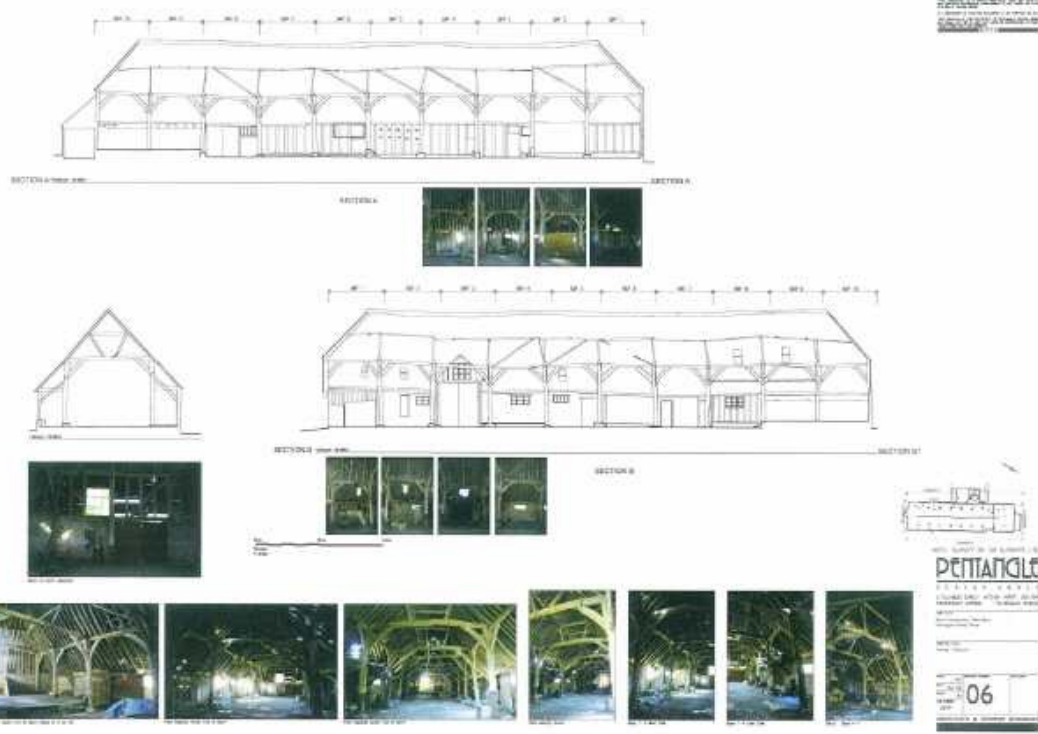
Phillip Robinson - Black and white photographs

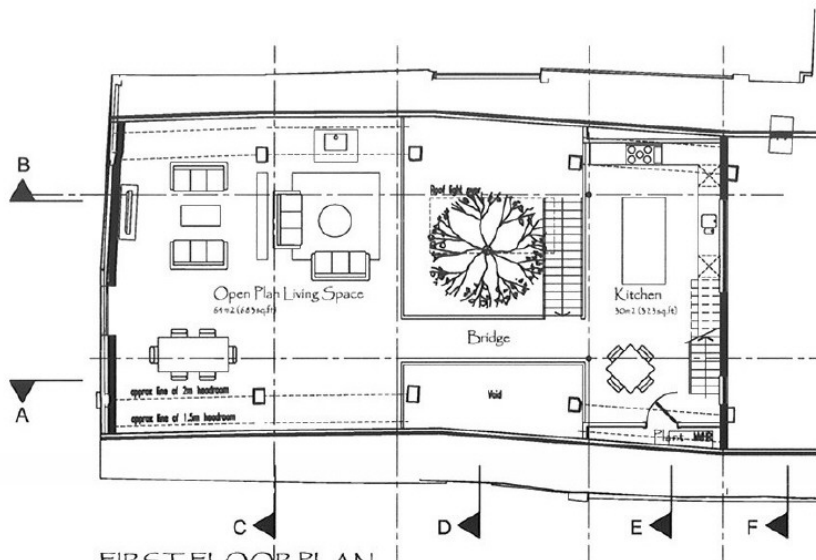
### FLOORPLAN DISCLAIMER

Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced without the written consent of a partner of Putterills.

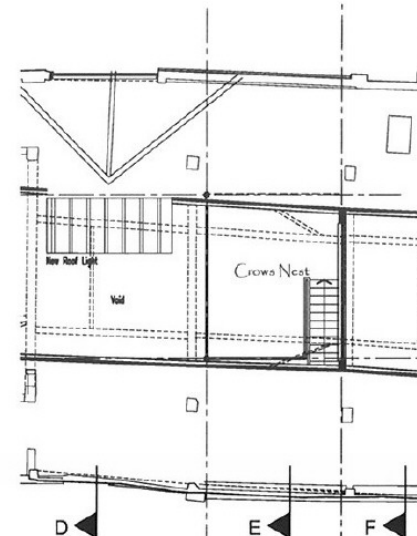
### VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

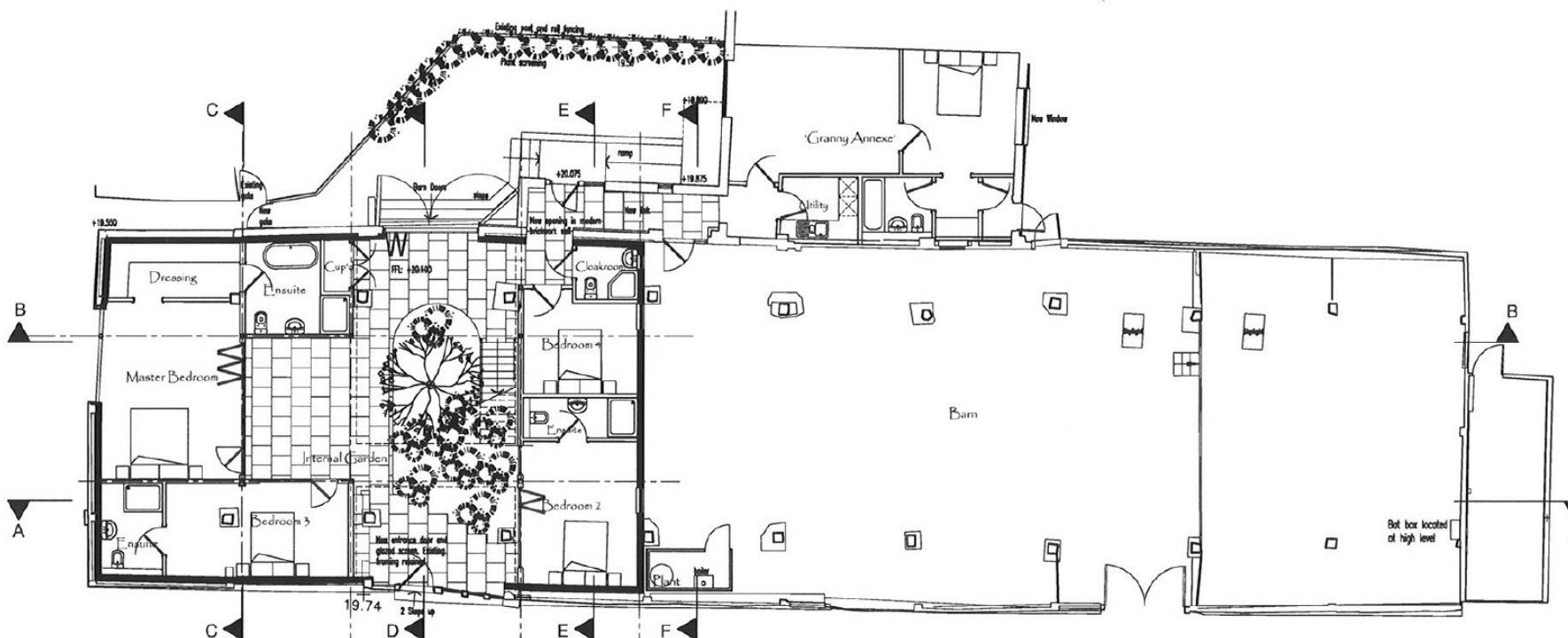




FIRST FLOOR PLAN



MEZZANINE LEVEL

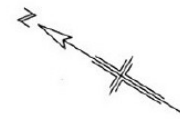


GROUND FLOOR PLAN

0m 5m 10m  
Scale 1:100

THIS DRAWING IS A PRINT AND MUST NOT BE SCALED.  
ANY QUERIES REGARDING DIMENSIONS TO BE TAKEN UP WITH  
PENTANGLE DESIGN GROUP.  
ALL DIMENSIONS OF EXISTING BUILDINGS TO BE VERIFIED ON SITE.  
THIS DRAWING IS THE COPYRIGHT OF PENTANGLE DESIGN GROUP  
AND SHALL NOT BE IN ANY WAY USED OR REPRODUCED WITHOUT  
THEIR PRIOR WRITTEN CONSENT.

NOTES



**PENTANGLE**

DESIGN GROUP

3 TILEHOUSE STREET HITCHIN HERTS SG5 2DV  
FAX(01462) 420918 TEL(01462) 431133

JOB TITLE  
Barn Conversion, Tide Barn  
Shillington Road, Pirton

DRAWING TITLE  
Proposed Floor Plans

SCALE	DRAWING NUMBER	REVISION
1:100		
DATE	Jan '12	
SHEET	A2	
JOB NUMBER	2977	
		<b>09 E</b>

ARCHITECTS & INTERIOR DESIGNERS





**Grade II LISTED, THEREFORE  
EXEMPT FROM EPC**





