



Eagle Tavern House  
Barkway Road | Royston | Hertfordshire | SG8 9NB

FINE & COUNTRY

EAGLE TAVERN HOUSE

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EAGLE TAVERN  
HOUSE

### Step Inside

This stunning Grade II listed property, dating back to around 1840, is nestled within approximately three acres of beautifully established grounds, offering exceptional rural views and a wealth of character. Sympathetically modernised to combine the charm of its original features with practical, contemporary living, this delightful home provides spacious accommodation across three floors.

As you step inside, you are greeted by an inviting entrance hallway that leads to a variety of well-proportioned rooms. The dual-aspect lounge, complete with a cosy log burner, offers a bright and welcoming space. Adjacent, the home office with floor-to-ceiling windows makes the most of the stunning views, while the family room, also with a log burner, creates a comfortable space for relaxation. The kitchen is a true highlight, with a spectacular vaulted ceiling, exposed beams, and stone walls, making it a perfect blend of modernity and rustic charm. The dining room, boot room and a cloakroom complete the ground floor layout.

On the first floor, the principal bedroom suite is a serene retreat, complete with an en-suite shower room and a spacious dressing area. Three further generously sized double bedrooms and a family bathroom complete this floor. The partially converted cellar provides additional living space, currently serving as a gym, with a separate utility room and wine store.



























### Step Outside

With planning permission already in place for extending and upgrading the outbuilding into an additional 1,015 sq. ft. of living space and a car port, this property offers a wealth of potential. The foundations for the extension have already been laid, keeping planning permission in place and offering a perfect opportunity to enhance this beautiful home.

The grounds of this remarkable home extend to approximately three acres, with a south-facing aspect that enjoys beautiful rural views. The York stone patio is a peaceful retreat, with a walled garden, box planting and perennial beds and a mini orchard consisting of mature apple, plum and cherry trees. A large side lawn, framed by mature trees, shrubs, and hedges, leads to a further garden area with and then onto the large paddock. The stable block has been opened up and did serve as an additional home office but now is used as a gym and games room. This could easily be converted back to stables, a tack room, hay store, and workshop, it is equipped with light, power, and water, making it perfect for those with equestrian interests. A gravel driveway provides access to the stables and the outbuilding behind the house with ample parking, complete with 3 phase electric and a fast charge EV charger.

This exquisite property combines timeless elegance with modern comfort and offers a unique opportunity to create your dream home in one of the region's most desirable locations.

### Location

Set in the picturesque North Hertfordshire countryside, this home is located just a few miles from the historic market town of Royston. With excellent commuter links to Cambridge and London Kings Cross in just 39 minutes and a 5 minute drive to Royston train station. With easy access to major road routes including the A10, A505, M11, and A1/M, it offers both peace and convenience. Royston also boasts a range of amenities, including boutique shops, restaurants, supermarkets, and medical facilities. The town is well-served by highly regarded schools, with further educational options in Cambridge and Stevenage. The property is also within close proximity to the pretty village of Barkway, which is home to a popular Church of England Primary School. London Luton and Stansted airports are both within a 45-minute drive, making this an ideal location for those who travel frequently.





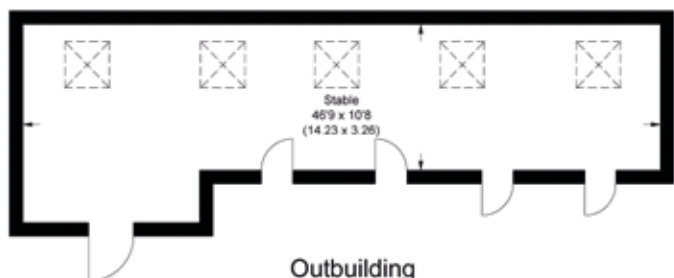




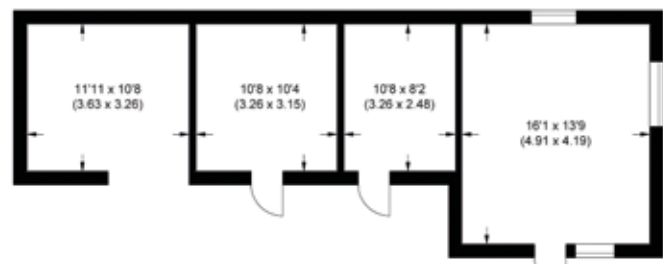




Approximate Gross Internal Area  
 185.18 sq m / 1993.26 sq ft  
 (Excludes Outbuilding / Cellar)  
 Outbuilding Area 103.41 sq m / 1113.09 sq ft  
 Cellar Area 29.43 sq m / 316.78 sq ft



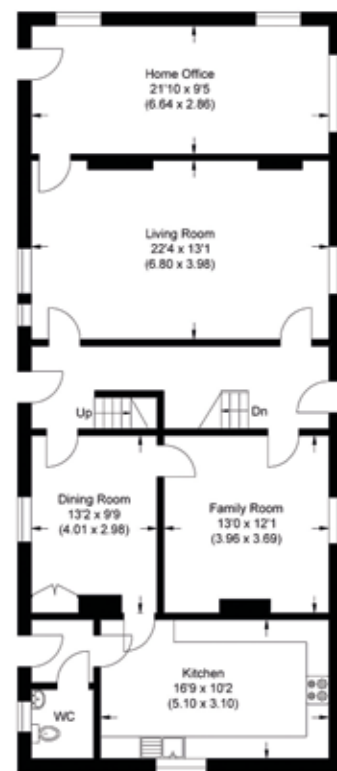
Outbuilding



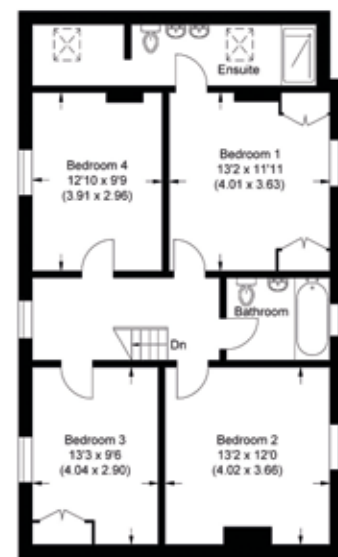
Outbuilding



Cellar



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

EPC Exempt  
 Council Tax Band: F  
 Tenure: Freehold



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. Printed





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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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