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Gilpin House, 78 High Street,
Buntingford, SG9 9AJ
£885,000

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Price £885,000

Gilpin House is an exceptional four-bedroom period residence, steeped in local history and beautifully positioned within the heart of Buntingford. Believed to date back to the 1650s, the property forms part of the town's rich heritage, with its story intertwined with early coaching routes and notable former residents.

This elegant home has been sympathetically renovated to an exacting standard, thoughtfully preserving its wealth of original features, including sash windows, intricate cornicing and period detailing, while seamlessly introducing high-quality modern finishes. The result is a home of both character and comfort.

The accommodation is extensive and highly versatile, offering five reception rooms that provide an abundance of living and entertaining space, alongside four well-proportioned bedrooms and two beautifully appointed bath/shower rooms. The interiors reflect a careful balance of heritage charm and contemporary living.

Historically, Gilpin House has been home to a number of notable local figures, including surgeon Thomas Medcalf in the 19th century, adding to its unique provenance and sense of place within the town.

Externally, the property benefits from a well-established garden, together with a garage and driveway access via Porters Close, enhancing both practicality and appeal.

A rare opportunity to acquire a home of such historical significance, architectural charm and refined presentation, offering an exceptional lifestyle within a sought-after market town setting.

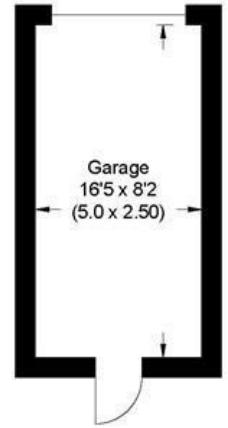
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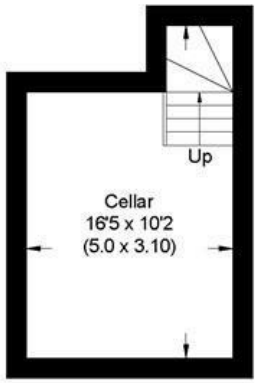
- Grade II listed period residence believed to date back to the 1650s
- Rich in local history with a fascinating heritage linked to Buntingford’s early development
- Sympathetically renovated to a very high standard throughout
- Four well-proportioned bedrooms and two beautifully appointed bath/shower rooms
- Five versatile reception rooms ideal for family living and entertaining
- Wealth of original features including sash windows, cornicing and period detailing
- Stunning blend of heritage charm with modern, high-quality finish
- Well-established rear garden offering excellent outdoor space
- Garage with driveway access
- Situated in a sought-after position within the heart of Buntingford



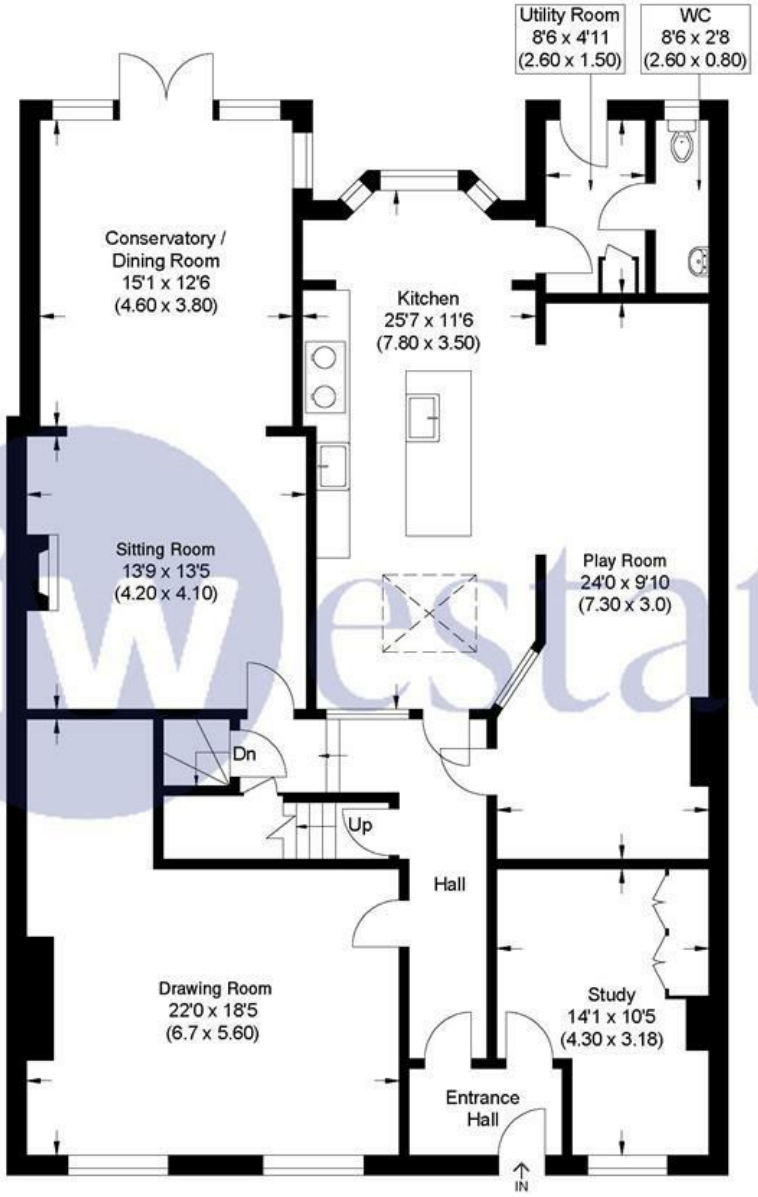
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of IWestates estate agents.

Approximate Gross Internal Area
261.97 sq m / 2819.82 sq ft
(Excludes Garage & Eaves Storage)
Garage Area 12.50 sq m / 134.54 sq ft

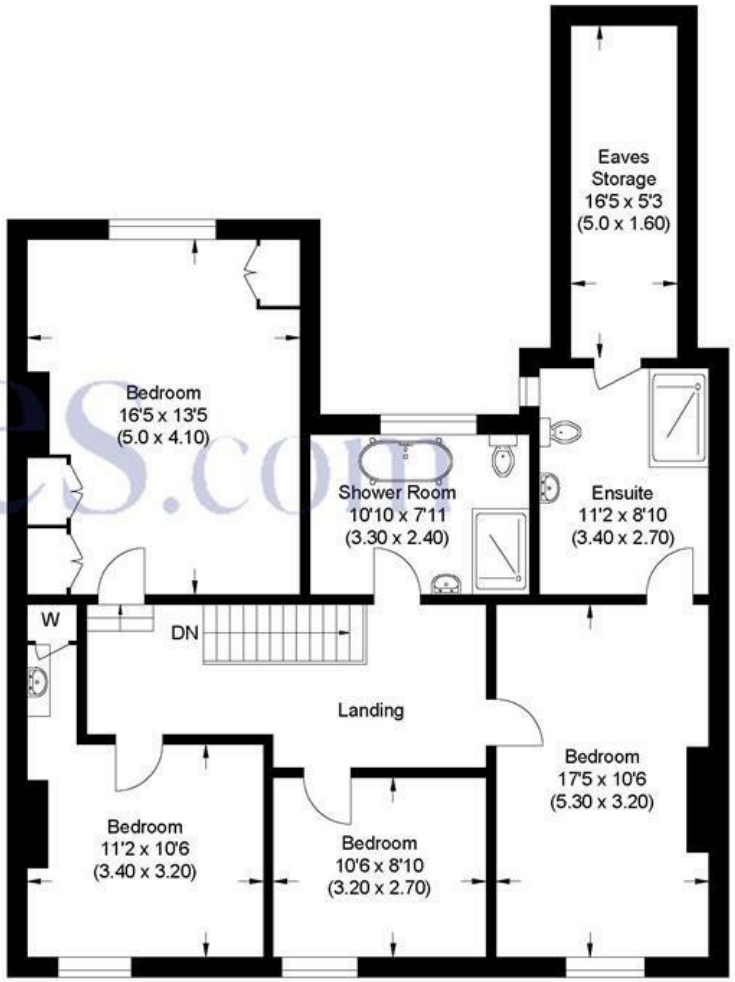




Cellar



Ground Floor



First Floor

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

Entrance
Timber entrance door. Lincrusta ornate embossed wall panelling. Encaustic Victorian style geometric tiling. Doors to:

Inner Lobby
Two Victorian style decorative radiators. Lincrusta ornate embossed wall panelling.. Oak floor. Stairs to first floor. Doors to:

Drawing Room
Two original sash windows to the front aspect with solid panel shutters. Georgian style fireplace. Original cornicing. Radiator.
The bar: a thoughtfully designed nook within the drawing room, featuring fitted shelving and a radiator, beautifully in keeping with the character of the period property.

Study
Sash window to the front aspect with modern shutters. Bespoke fitted cabinets. Oak floor. Victorian fireplace.

Kitchen / Breakfast Room
A bespoke solid wood kitchen is fitted with a range of wall and base units, complemented by Quartz worktops and a central island. A butler sink with antique brass tap sits alongside tiled splashbacks, with integrated appliances including a bin store, dishwasher and undercounter fridge. Cooking facilities include a four-ring electric hob with oven beneath and a gas AGA. Inset ceiling lighting and a sky lantern above the island enhance the space, while a bay window provides a pleasant outlook over the garden

Play Room
Brick fireplace. Radiator. Pine floor.

Utility
Built in storage cupboard. Quarry tile floor. Space and plumbing for washing machine. External door to garden. Door to:

W/C
Low level flush w/d. Vanity wash hand basin with tile surround. Obscure window to rear aspect. Quarry tile floor.

Dining Conservatory
Two Victorian style decorative radiators. Conservatory over looks the East facing garden with direct access to the patio. Opens through to:

Sitting Room
Victorian fireplace, Door to lobby. Victorian style decorative radiator.

Cellar
Steps down to cellar. Power. Houses consumer unit. Ceiling height approximately 4ft.

First Floor

Galleried Landing
Access to loft. Radiator. Lincrusta ornate embossed wall panelling. Doors to:

Bedroom One
Sash window to front aspect. Two radiators. Door to:

En Suite Shower
A contemporary suite comprising a double-length walk-in shower, vanity wash hand basin with LED touch-light mirror above, and low-level WC. Inset ceiling lighting. Extractor fan. Ladder-style radiator. Tiled floor. Partially tiled walls. Window to the side aspect. Door to:

Attic
Houses hot water cylinder.

Bedroom Two
Fitted wardrobes. Radiator. Sash window to the rear aspect. Retaining original cornicing and a decorative ceiling rose.

Bedroom Three
Sash window to front aspect. Fireplace. Radiator. Dressing area with built in storage cupboards.

Bedroom Four
Sash window to front aspect. Radiator.

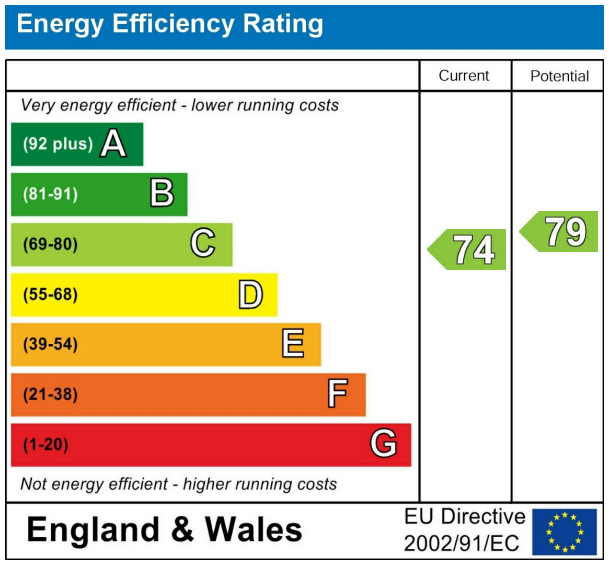
Bathroom
A beautifully appointed four-piece suite comprising a freestanding roll-top claw-foot bath, shower cubicle, pedestal wash hand basin and low-level WC, all finished with Victorian-style fixtures and fittings. Partially tiled walls. Tiled floor. Victorian-style heated towel rail. Wall sconces. Extractor fan. Window to the rear aspect.

Outside

Garden
East-facing garden, mainly laid to lawn with patio areas and pergola. Mature tree (TPO), children's timber play area and timber shed. Rear access to the garage.

Garage & Driveway
Garage accessed via Porters Close with a driveway to the front. Rear door providing convenient access between the garage and garden.

Agents Note
Freehold.
Boiler service May 2026. Located in the loft. Hot water tank located in the attic.
Loft: Boarded with light.
Fireplaces in the drawing room and sitting room are swept every year
TPO on the tree in the garden.
East Herts Council Tax Band: F




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GILDEN HOUSE
78






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GILPIN HOUSE
SG9



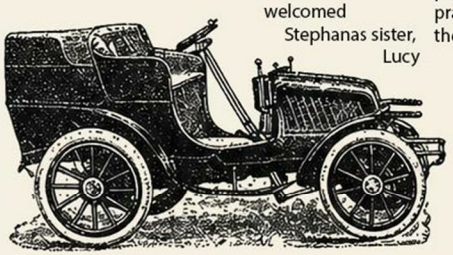
LOCAL HISTORY

Gilpin House has stood at the heart of Buntingford since the 1650s. It certainly seems that during the 1700s there were quite a few hazzards for the citizens here. The Ipswich Journal of 1871 reported that a resident had been robbed in his chaise gig on the way to Puckeridge. If that were not enough, there was the constant threat of winter ice on the roads and, indeed, in January 1740 the High Street was impassable as a stream has forced it's way out of the road and had frozen. "Malignant Fever" was also rife and there were reports of possible outbreaks in the village. it seems however, that the residents were reluctant to resort to apothecaries for a cure; apothecary James Maskin was declared bankrupt in 1775.

Former residents

In the 1840s, Gilpin House was the residence of Thomas Medcalf. Thomas was born in 1811 in Ware and had set up a sucessful business as a tea dealer and grocer which employed two men and two boys. It enabled him to comfortably support his wife, Stephana and their seven children; Arthur, Marion, Lucy, Catherine, Alice, Charles and Amanda.

They were clearly a close knit family and had welcomed Stephanas sister, Lucy to live with them. The two sisters had grown up on a farm in Whaddon, Cambridgeshire.



14 Year old Martha Hall was getting used to the demands of a life in service. She rose early each morning to light the fires and assist her fellow servant, 19 year old Emma Gatwood in tidying the house. They would share a quick meal with 19 year old George Glasscock, who had a room here and was apprenticed to Thomas.

By 1871, Gilpin House was home to the Gregory family. 47 year old Henry Gregory was in the enviable position of being able to live off "land and dividends". It ensured a comfortable life for his wife, Mary and their 3 year old daughter Elizabeth. It was also pleasing for Mary's mother, Lucy, who also lived here. Mother and daughter had lived in London for many years where life had been both busy and smelly!

In 1901, the door of Gilpin House was probably much knocked upon as Dr Henry Dixon lived here with his wife, Sarah. Of course the expectant patients came ready with their payments for his services as a medical practitioner. Servant, Isabella, would greet them with a curtsey as she opened the door.

