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## Highfield Farm, Hertford

An immaculately presented stable conversion with high vaulted ceilings, in a gloriously peaceful setting, with an acre of communal grounds to enjoy. No Chain.

**£295,000**

01992 87 85 80

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### Overall Description

This superb property was originally one of the stables for Highfield Farm, which was owned by the Woolworth family (of department store fame) and used to house their polo ponies. The whole site was converted around 20 years ago into high quality rural homes in a gloriously peaceful rural setting - the ideal place to escape the hustle and bustle of city life. The property is very modern and practical but still has plenty of character, especially in both the main sitting/dining room and master bedroom with their high vaulted ceiling and exposed wooden beams. There is also an entrance hall, a modern kitchen and nicely appointed bathroom and the property has oil-fired central-heating (with a new bunded tank) and double-glazed timber windows.. The car-park has two allocated parking spaces as well as further visitor parking. There is a small area of garden to the front and owners also have the use of the communal grounds which amount to around an acre and have lovely views across the surrounding countryside. If you want to escape city living and yet still live close to local transport links then this stable conversion could be for you. To watch our Virtual Video Guided Tour of this property please search for "4 Highfield Farm, Hertford" on You Tube. The property is being sold with no onward chain.

### Location

This character property sits in a gloriously peaceful setting, surrounded by English countryside with excellent walking and cycling right on your doorstep. It is also close to Broxbourne woods which is Hertfordshire's only National Nature Reserve. Although it is out in the countryside it is only around half a mile from Hoddesdon and three miles from Hertford, both having regular train services to London and an excellent range of local amenities: shops, supermarkets, schools, pubs and restaurants. The A10 is under five minute's drive away providing easy access to London and the M25.

### Accommodation

A path leads up to the wooden front door into the:

#### Entrance Hall 11'11 x 3'2 (3.63m x 0.97m)

Vaulted ceiling with exposed beam. Wood-effect laminate floor. Thermostat. Cloaks cupboard with shelving. Radiator.

#### Sitting/Dining Room 14'2 x 13'9 (4.32m x 4.19m)

Two windows to front. Vaulted ceiling with exposed beam. Wood-effect laminate floor. Two TV/FM/Satellite points. Two telephone points. Two radiators.

#### Kitchen 10'7 x 6'2 (3.23m x 1.88m)

Window to rear. Vaulted ceiling with exposed beams and spotlights. Kitchen units with beech work tops, stainless steel sink unit and tiled splash-back. Electric oven with hob and extractor above. Space and plumbing for washing-machine. Cupboard housing oil-fired central heating boiler.

#### Bedroom 13'9 x 10'2 (4.19m x 3.10m)

Windows to front and rear. High vaulted ceiling with exposed beam. Wood-effect laminate floor. Two TV aerial points. Loft hatch with ladder to storage space. Radiator.

#### Bathroom 7'2 x 5'2 (2.18m x 1.57m)

Frosted window to rear. Panel bath with shower attachment, glass shower screen and tiled splash-back. Low-level WC. Wash-hand basin with tiled splash-back, double shaver socket and mirror. Tiled floor. Extractor fan. Spotlights.

### Outside

There are two allocated parking spaces in the car-park, conveniently situated next to the tunnel leading through to the property, as well as additional visitors parking. There is a small area of artificial grass outside the front door and a large area of communal grounds including a paddock, around an acre in all.

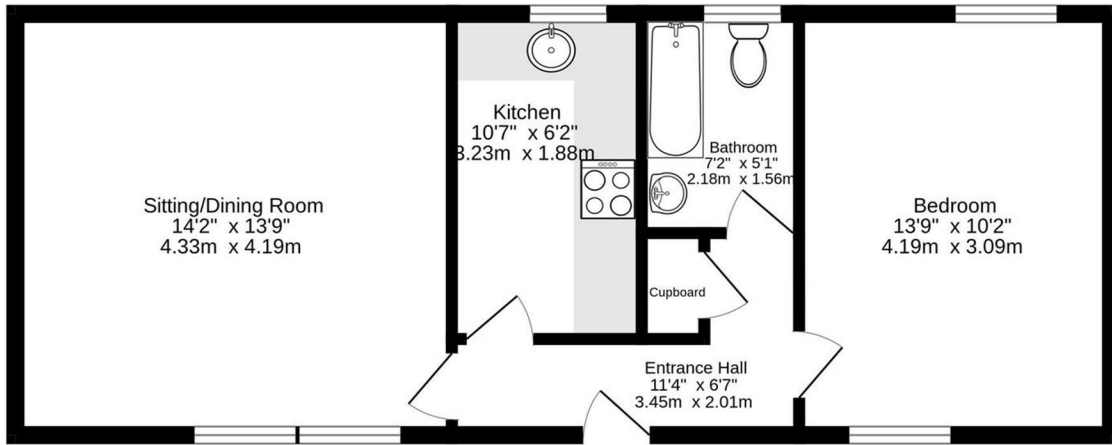
### Services and Other Information

Mains water and electricity. Private drainage (shared septic tank). Oil-fired central heating. New 1,000 litre bunded oil tank with 10 year guarantee. Double-glazed windows. Recently re-decorated throughout. The communal grounds are run by the owners via a Management Company with a service charge of c £120 a month (which covers upkeep, electric for the communal areas and water/drainage). Council Tax Band: C.

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Ground Floor  
490 sq.ft. (45.5 sq.m.) approx.




TOTAL FLOOR AREA : 490 sq.ft. (45.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>52</p>	<p>100</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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