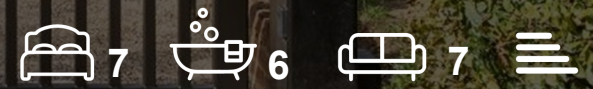




Elbow lane Farm Elbow Lane  
Hertford Heath, Hertford, SG13 7QA

Guide price £3,500,000





# Elbow lane Farm Elbow Lane, Hertford Heath, Hertford, SG13 7QA

Introducing Breaffy Lodge, an exquisite detached residence set in a private gated location in the picturesque village of Hertford Heath. Set beyond a long sweeping driveway and built just 15 years ago, this stunning property in total spans across nearly 10,000 square feet and offers a wealth of luxurious features including 3,000 square feet of impressive leisure amenities, including a heated indoor swimming pool, sauna, steam room, jacuzzi, games room, and gymnasium. The main house features five double bedrooms, multiple reception rooms, a utility room and the property is equipped with a lift. The craftsmanship and luxurious finishes are exceptional as the house was custom-built with a focus on high-end features and grandeur.

In addition to the main house, the property includes a separate detached 2-bedroom annexe, a detached triple carport, and various other outbuildings. The house sits proudly on a 2.5 acre plot, offering ample space and tranquility. For those seeking even more space and privacy, there is an opportunity to purchase up to 50 additional acres of land (subject to separate negotiation) with planning permission for equestrian facilities.

Breaffy Lodge is a truly unique and prestigious home, offering a luxurious lifestyle in a sought-after location. Properties of this size and quality are extremely rare to market, making it highly recommended to arrange an internal viewing.



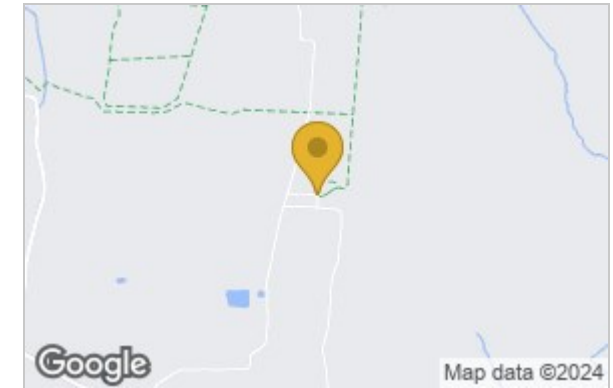
Step Inside

Step Outside

The Annexe

Location

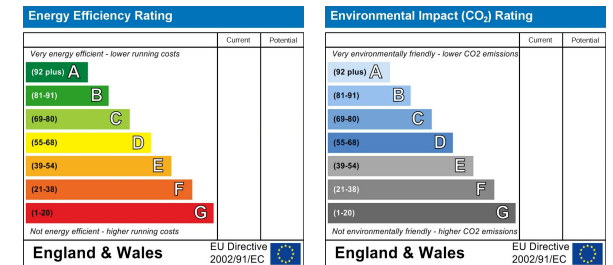
## Area Map



## Floor Plan



## Energy Efficiency Graph



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