



NORGANS

Surveyors & Estate Agents

# WHITE FARM LONG LANE

ASTON END





## White Farm Long Lane

Aston End

SG2 7HF

**Guide Price £795,000**

DUE TO THE LEVELS OF INTEREST AND OFFERS ON THE PROPERTY WE ARE REQUESTING BEST AND FINAL OFFERS IN WRITING BY 12PM TUESDAY 19TH AUGUST 2025. BEST AND FINAL OFFER FORM AVAILABLE ON REQUEST.

White Farm in Aston comprises of White Farm House, a Grade 2 Listed building dating back to circa 16th Century and was subsequently rearranged in 1723 which is displayed above the newly located door. The property features a flint sill wall with red hanging tiles above. Adjacent to the property forming the courtyard are outbuildings and a garage.

Immediately surrounding the property is a generous garden and allotment area which then overlooks fields and paddocks all together totalling 12 acres.



## Freehold

### Viewing

By appointment with Norgans Estate Agents (tel: 01462 455225)



## THE HOUSE

White Farm House is a Grade 2 Listed character property. The front door leads through to both the hallway and the modern extension which has views across the garden and fields beyond. Off the hallway are two generous reception rooms, the front room features beams, a fireplace and two windows overlooking the garden, the sitting room has the original front door as a particular historic feature along with dual aspect windows, beams and a beautiful inglenook fireplace. Also off the hallway and linking back to the extension is the kitchen and dining space.

Upstairs off the exposed beam landing there are four bedrooms, three of which are doubles, and a shower room.

The property is in need of repair and refurbishment and offers an opportunity to create a bespoke character home.













## **GARDEN, GROUNDS & OUTBUILDINGS**

The property is set in 12 acres of garden and surrounding fields and includes a number of outbuildings with the potential for development (subject to the relevant planning permissions).

## **ABOUT THE AREA**

Aston is a village in East Hertfordshire, about 2/3 miles east of the centre of Stevenage and about 6 miles north of Hertford. It is situated at the top of the Beane Valley ridge and enjoys far reaching views across the East Hertfordshire countryside.

Historically based around St Mary's church, the village has grown over the years and is now a thriving community with two pubs, a primary school, a preschool, a farm/butchers shop and numerous clubs and societies.





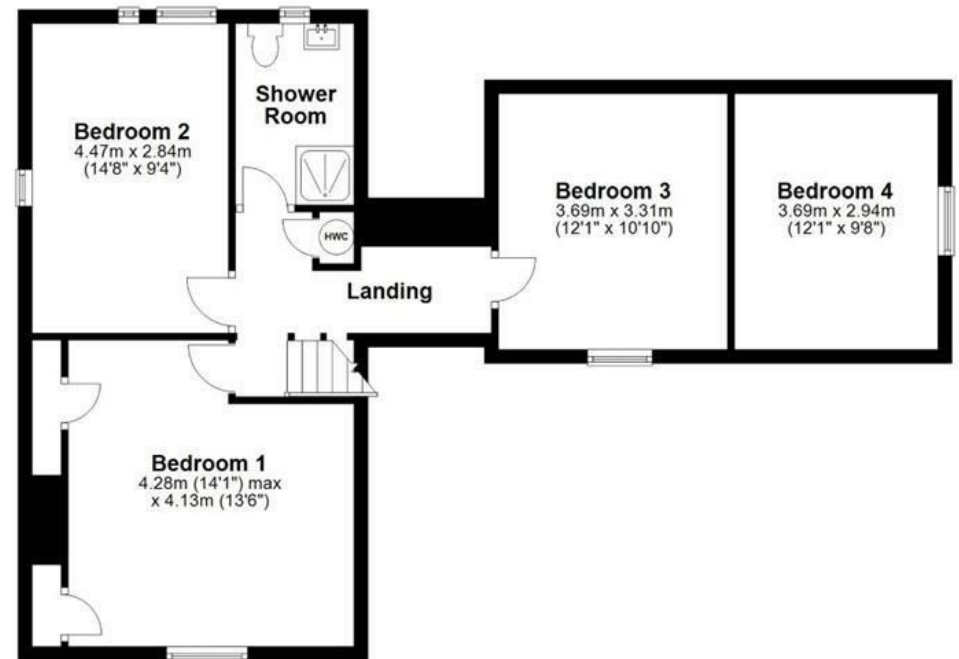
### Ground Floor

Approx. 129.8 sq. metres (1397.0 sq. feet)



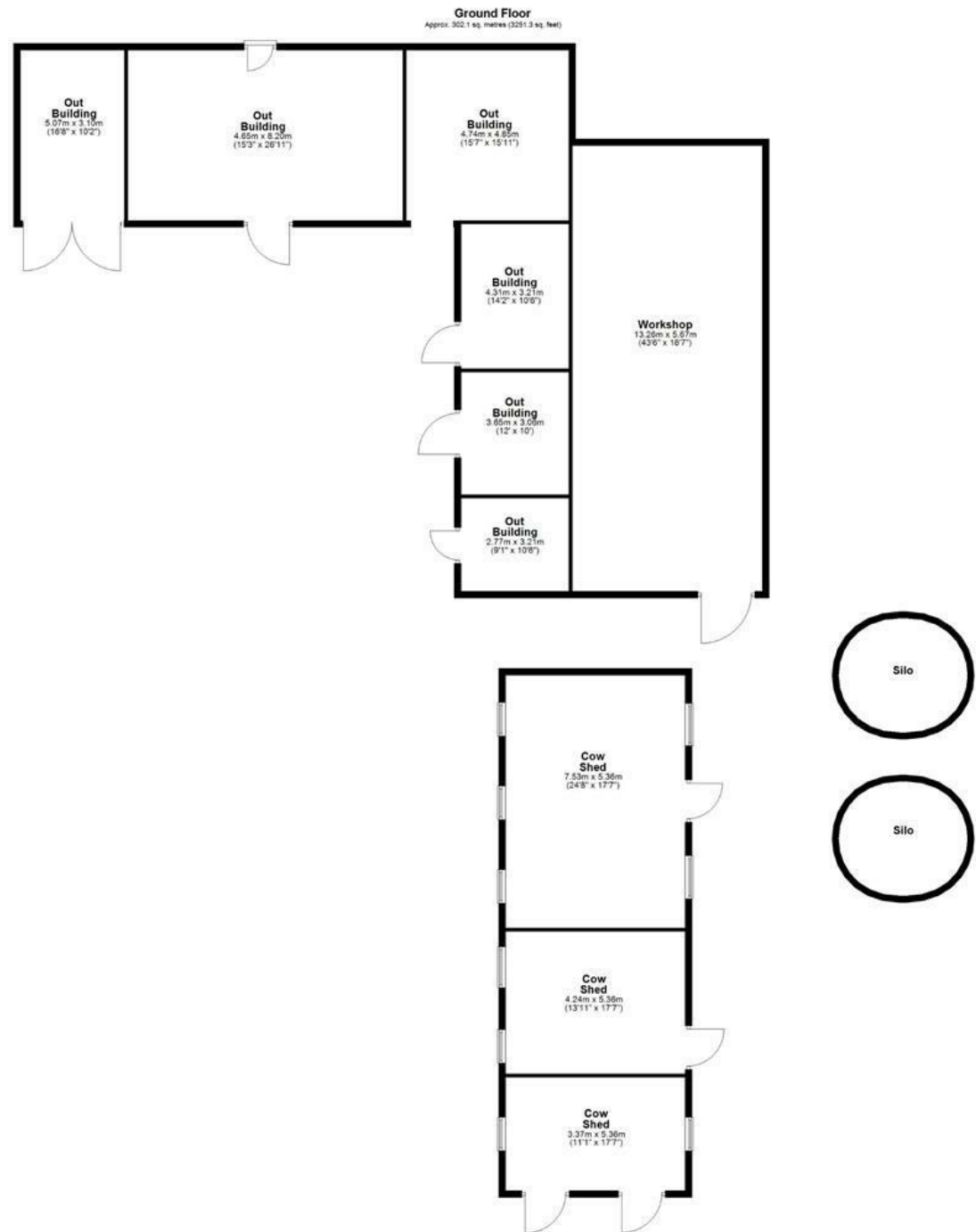
### First Floor

Approx. 68.9 sq. metres (741.3 sq. feet)



Total area: approx. 198.7 sq. metres (2138.3 sq. feet)





Total area: approx. 302.1 sq. metres (3251.3 sq. feet)



## COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is currently Band G. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

## TENURE

To Be Advised

There is a lease in place on a small parcel of the land which houses a Vodaphone mast. Full details on request.

## FLOOR AREA

The House - 2138.3 sq ft

Outbuildings - 3251.3 sq ft

## FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

## SERVICES

All mains services are understood to be installed and connected. Please note that Norgans have not tested

any services or appliances connected or installed at this property.

## VIEWINGS

By appointment with Norgans (tel: 01462 455225/email: [hitchin@norgans.co.uk](mailto:hitchin@norgans.co.uk))



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