



Elmtree Farm, Gaddesden Row, HP2 6HJ | Freehold

4 Bedrooms 2 Bath/Shower Rooms 4 Reception Rooms + 2 Bedroom Cottage + Bothy Office Off-Street Parking

Circa 1 Acre EPC Band – N/A Council Tax: Band: Main house Band G, Cottage Band F Dacorum Council

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Elmtree Farm, Gaddesden Row

A delightful small country estate surrounded by open countryside, with a four bedroom Oak framed and lime rendered farmhouse, separate bothy office and workspace and a two bedroom cottage, all in just over an acre of gardens with the option of additional land.

- 🔑 Idyllic rural location
- 🔑 7 miles to Harpenden train station
- 🔑 Grade II listed farmhouse with four bedrooms
- 🔑 Two bedroom self-contained cottage (rental approx. £20,000 pa)
- 🔑 Two storey bothy office (potential rental £12,000 pa subject to planning to convert to a self-contained one-bedroom cottage)
- 🔑 Beautiful gardens with swimming pool
- 🔑 Further 2.5 acres of land available to purchase if required

Description

Elmtree Farm is a lovely Grade II listed four-bedroom detached character farmhouse with a large additional family entertainment space, set in nearly an acre of mature gardens..

This superb home has a rich history dating back to 1620 and has been extended over the years to create a stunning family home which combines many character features with modern spaces to create a warm and welcoming, yet spacious and practical home.

The main house comprises; spacious dining hall, large sitting room with feature fireplace, multi-fuel stove and exposed brick and beams, snug and stunning entertainment room with bi-fold doors and views over the gardens. There is also a generous kitchen/breakfast room with oil-fired Aga stove, utility and cloakroom.

Upstairs on the first floor the principal bedroom benefits from a stylish en suite bathroom and dressing room and there are two further double bedrooms served by a modern shower room. On the second floor is a further double bedroom. Adjoining the main house the 'Bothy' is a two-storey period office and workspace, ideal for home working with delightful outlooks. This could be combined subject to consent with the adjoining two bedroom self-contained cottage with off-street parking and its own garden, offering additional independent accommodation, or a source of income from short or long-term rental. Outside the gardens and grounds extend to approximately 1 acre and include an outdoor heated swimming pool, mature landscaped gardens with well - established trees and shrubs, lawns and well stocked flower borders surrounding the property and giving a feeling of seclusion and tranquillity. Finally, there is also a 2.6 acre paddock suitable for equestrian use available by separate negotiation. There is also access to hacking in the local area (subscription required)

Services: Mains water and electricity, private drainage and oil-fired central heating.



Location

Situated on the outskirts of Gaddesden Row, Hertfordshire, the property is in a desirable secluded location set 200m back from the Gaddesden Row providing good seclusion, security and tranquility but within easy reach of Redbourn village (3.7 miles) and the larger towns of Berkhamsted (5.9 miles), Harpenden (7 miles) with fast trains to St. Pancras International (26 minutes) and good access to London and the City of London, St. Albans (8.4 miles), and Hemel Hempstead (6m) with fast trains to Euston (27 minutes), and London Luton Airport (9 miles). The nearest motorways are M1 J9, which is 4 miles away, M25, which is 9 miles away, and A1(M), which is 13 miles away.

The prestigious Beechwood Park School is only 2.4 miles away and there are excellent local schools at Harpenden, Berkhamstead and St. Albans.









This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

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