



Bonnars Farm, Windmill Road, Nr Pepperstock, Hertfordshire | Freehold

7 Bedrooms 7 Bath/Shower Rooms 7 Reception Rooms Approx. 2 Acres

EPC Band D Council Tax: Band H Dacorum Council

ashtons.co.uk

The
Collection
TOWN | COUNTRY | EQUESTRIAN

Windmill Road, Pepperstock

Simply stunning Grade II* listed country house with detached cottage set in around 2 acres. Country living on a grand scale!

Description

This absolutely charming, detached period house is a fine example of historic architecture with elements dating back to the 1500's, it has been sympathetically modernised to provide a comfortable family home offering wonderfully flexible accommodation ideal for multi-generational living or for those that need more space to work from home.

Approached via a gated entrance, the house is arranged around a sheltered cobbled courtyard with a lovely entrance hall with cocktail bar opening onto two comfortable seating areas which is an ideal entertaining space. A door leads through to two good size double bedrooms both with ensuite facilities, a further kitchen and dining room allows this to be used as a self-contained annexe if desired. There are three further sitting rooms all with feature fireplaces. The large and impressive kitchen/breakfast room is dual aspect and has been designed with a keen eye on quality and functionality, with white hi-gloss units and central island with seating for 6. The kitchen leads into an attractive dining room at one end and the light and spacious well house with original workings and glazed doors out to the garden. There is also a separate utility room and boot room on this level.

On the first floor there are five bedrooms, two of which are ensuite. The principal suite has two dressing rooms and a further ensuite shower room (located above). In addition there are two family bathrooms serving the remaining bedrooms. The property also boasts a fabulous indoor pool and gym accessed from the bar area.

Gatehouse

Access to the main house is through an arch which forms part of the detached gatehouse, which is now home to two separate home offices with extensive area above which could be converted STPP).

Outside the extensive gardens are well maintained with generous lawns and several terraces including a covered outside kitchen and entertaining area.



Location

Tucked away amid beautiful countryside but only 4 miles from Harpenden, which offers a wide range of amenities including an M&S food store, Waitrose and Sainsburys, excellent schools and fast trains into London St Pancras and the City. The prestigious Beechwood Park school is also close by.







Bonnars Farm, Windmill Road, Pepperstock, Hertfordshire

Approximate Area 530.19 sq m / 5,707sq ft

Basement 20.3 sq m / 218 sq ft

Barn 116.1 sq m / 1,250 sq ft



IMPORTANT INFORMATION:

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.

Contact one of our property experts today:

📞 01582 793555 ✉ thecollection@ashtons.co.uk 💻 ashtons.co.uk/the-collection

Berkhamsted | Harpenden | Hitchin | Redbourn | St Albans | Welwyn Garden City

The
Collection
TOWN | COUNTRY | EQUESTRIAN