



Home Farm | Markyate | Hertfordshire |

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The House

Home Farm is an impressive six-bedroom family house with a separate two bedroom self contained annexe in a secluded location surrounded by its own land, with wonderful views from every window. The 18th-century house has recently been completely updated and refurbished with a bespoke kitchen, new bathrooms, state-of-the-art communications and security systems, underfloor heating and high levels of insulation making it energy-efficient to run for such a large home. An outbuilding next to the house has been converted into a single-storey, two-bedroom, self-contained 'guest annexe' with its own kitchen and sitting room, making this an eight-bedroom property, with potential for a further two bedrooms and bathrooms in the extensive loft. Many of the original features of the building, which was once the coach house to nearby Caddington Hall, have been carefully preserved, creating a totally unique home.

The house has developed around the original carriage courtyard, with the two wings flanking the substantial oak porch and large double front doors. The doors open onto a wonderfully spacious, light-filled living room with lovely views of the garden and parkland through bifold doors at the other end of the room. A sloping glass roof section as you enter the room throws light onto fascinating original features: two high curved brick arches which were the entrances to the coach house, and a well set into the floor with a glass covering. A large contemporary log burner warms the room in winter, fed by wood from the grounds. To the right is the luxuriously large kitchen, with an enormous island, long dining table near the expansive bifold doors and a cosy TV area. The bifolds open onto an east-facing terrace which gets the morning sun, while a glazed door in the right-hand wall leads to a large south-facing terrace, below which is an underground garage for three cars, a workshop, shower, gun room and wine cellar.

The elegant dining room is in one of the wings of the house, completely transformed from when it used to be a farrier and blacksmith with stalls for horses waiting to be shod, though the exposed ceiling beams are still in place. The second wing houses a roomy study with a door onto the courtyard and a cosy TV room with exposed brickwork and a log burner.

The house has plenty of space for even a large family to spread out and for friends and family to stay. Three of the six bedrooms have en suites, with a separate bathroom serving the guest rooms. The master bedroom has a vaulted ceiling, dressing room and a luxurious en suite with freestanding bath, shower, and a separate WC. Stairs from the landing lead up to the enormous loft, already plumbed and wired for conversion to one or more bedrooms and bathrooms if required.







This house is so wonderfully private, spacious and secure. The views are amazing.

The Land

The house sits in approximately 10 acres of land, about half of which is gardens and lawns around the house and the rest parkland with magnificent trees, some 300 years old. This was once the parkland to Caddington Hall, a large country house that was demolished in the 1970s. The position of the house within the grounds gives the occupiers total privacy and wonderful uninterrupted views of the rolling green landscape. The parkland is a haven for wildlife; hare, rabbits, pheasants, muntjac deer and a huge variety of birds including kites and buzzards are spotted regularly. Close to the house is a large pond edged by yellow irises, attracting ducks and heron, and dragonflies which hover above the water lilies. Benches positioned here make the most of the idyllic setting. Beyond the pond is one of the most delightful features of the property, a summerhouse on stilts, furnished as an outdoor dining room with its own balcony, where the owners host summer dinner parties. Below the summerhouse is a jacuzzi, while nearby a barn has been converted into a gym with inspiring views through full-height windows. The large walled kitchen garden was also part of the Caddington Hall estate. Conference pear and quince trees are thriving along the outer walls, while nearby is a small orchard with apple and plum trees. Many of the majestic trees that can be seen from the house are lit up at night, creating a truly magical atmosphere.











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they've had the freedom to roam wherever they want



The Location

Home Farm is a mile from Markyate village with its restaurants, pubs and shops, and five miles from Harpenden, renowned for its exceptional state schools including three secondaries rated Outstanding by Ofsted. The town has a thriving High Street with independent cafes and shops, excellent restaurants and a wide range of sports and social clubs for all ages. Trains from Luton Airport Parkway station, a 10-minute drive from the house, to London St Pancras take from 23 minutes, with the airport itself just 11 minutes' drive away. The M1 is also a few minutes drive from the house. The Chilterns Cycleway, bridle paths and a mass of local footpaths are all on the doorstep.



The Owners' Story

'We have loved living in this house, it's so wonderfully private, spacious and secure and the views are amazing. You cannot see another house from ours and no-one can see us. The skies are huge, especially seen through the double-height glazing in the kitchen. We have done an enormous amount to the house since we moved here seven years ago, which has been a complete labour of love, transforming it from a four-bedroom farmhouse into a six-bedroom home with a two-bedroom annexe where Peter's mother lives.

When we took on the house it was quite dark and draughty, now it's flooded with light and lovely and warm in winter with underfloor heating throughout the ground floor and in the annexe. We added a section at the front of the house with a sloping glass roof which cascades light into the main living space as soon as you come in through the front door. We also extended the house at the back and added floor-to-ceiling glazing with bifold doors in both the living room and kitchen, with four skylights in the kitchen as well so it really is wonderfully light. We added a section of internal double-glazed Crittall window between the kitchen and living room so we can see the children but still have a conversation in the kitchen even if they're playing a noisy game of table football.

Upstairs the double-storey extension meant we could create a new wide landing across the rear of the house with a big window letting in more light, and were able to add two more bedrooms giving us plenty of space for guests.

We wanted space and privacy when we moved here from Harpenden and that's certainly what we have. One of the nice things about living here is we have so many different terraces around the house with lovely views that there's always the perfect place to sit to catch the sun whatever the time of day.

Our house has become a 'destination' for friends and family, everyone comes for Christmas. It's a great house for dinner parties when people are staying because the adults can have dinner in the dining room while all the children eat at the big table in the kitchen. Growing up here has been fantastic for our children, they've had the freedom to roam wherever they want and have all their friends over, who never want to leave. It's normal to have 40 children here at their birthday parties, and our son has friends over to play football and camp in the summer.

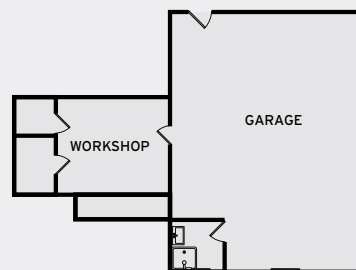
It's a wonderful family home, but we have plans for early retirement so the time has come to move on and offer this very special place to another family to enjoy.'

Peter and Alex

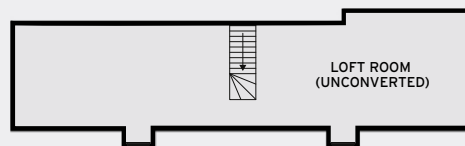




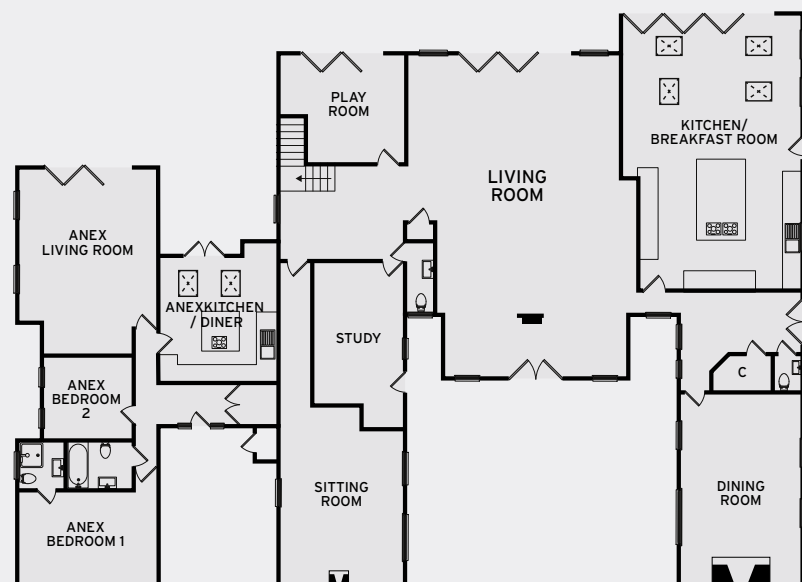
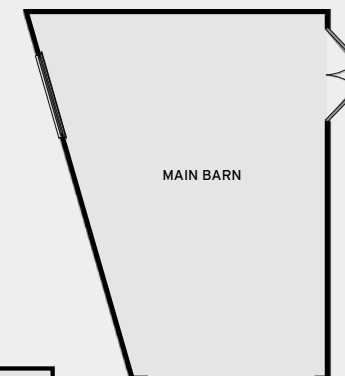
Floor plans



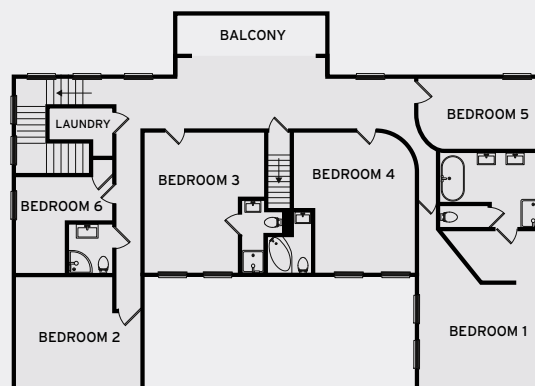
Basement



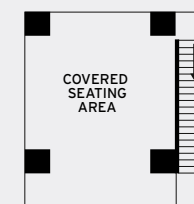
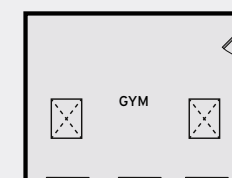
Third Floor



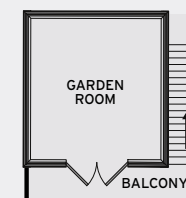
Ground Floor



First Floor



Summer House



Living Room	32'0" x 28'9" / 9.8m x 8.75m
Kitchen / Breakfast Room	33'10" x 22'3" / 10.31m x 6.79m
Dining Room	23'11" x 15'3" / 7.29m x 4.64m
Play Room	15'8" x 13'5" / 4.78m x 4.09m
Study	20'5" x 11'4" / 6.23m x 3.46m
Sitting Room	39'10" x 15'8" / 12.13m x 4.78m
Annex Living Room	23'4" x 17'4" / 7.11m x 5.28m
Annex Kitchen / Diner	17'6" x 14'6" / 5.33m x 4.42m
Annex Bedroom 1	17'4" x 14'3" / 3.70m x 2.59m
Annex Bedroom 2	11'5" x 10'5" / 3.49m x 3.17m

Garage	31'11" x 23'6" / 9.72m x 7.16m
Workshop	14'2" x 11'9" / 4.32m x 3.58m
Bedroom 1	23'4" x 15'11" / 7.12m x 4.84m
Bedroom 1 Dressing Room	13'3" x 6'5" / 4.04m x 1.96m
Bedroom 2	15'8" x 13'11" / 4.78m x 4.24m
Bedroom 3	17'11" x 15'1" / 5.45m x 4.59m
Bedroom 4	17'11" x 15'5" / 5.45m x 4.69m
Bedroom 5	15'11" x 9'1" / 4.84m x 2.76m
Bedroom 6	12'4" x 12'2" / 3.77m x 3.71m
Loft	57'0" x 16'7" / 17.37m x 5.04m

Total 8,407 sq.ft / 781.1m

Main Barn	29'0" x 23'10" / 8.84m x 7.27m
Gym	17'5" x 13'1" / 5.31m x 4.00m
Covered Seating Area	11'10" x 11'0" / 3.60m x 3.34m
Garden Room	11'0" x 11'0" / 3.35m x 3.35m

Total 1,099 sq.ft / 102.1m

All floor area measurements are maximum and are shown in metric and imperial. They are for guide purposes only and should not be used for total accuracy, or for fitting carpeting/floor covering purposes. Purchasers or their representatives should contact the selling agent for full details. Kitchen plans are indicative only and are not intended to show the quantity or positions of appliances, base and wall units or worktops. Please ask selling agent for detailed kitchen plans.





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