



Balons Farm

Little Hornead | Nr Buntingford | Herts | SG9 0UL

FINE & COUNTRY

Balons Farm, Little Hormead, Nr Buntingford, SG9 0UL



STEP INSIDE

Balons Farm

A once in a lifetime opportunity!

Formerly a working farm with gardens and paddocks that extend to in excess of 10 acres, Balons Farm enjoys a wonderful setting in this small hamlet, just a few miles from the A10, Buntingford and Ware.

This is a property that is ideal for those with vision to really appreciate the possibilities for the future that the property offers. We understand from the present owners that originally there was a large period farmhouse on the site which has long since been replaced by what we find today. The large period barn is a reminder of the origins of the property. The barn is grade II listed and once had planning permission to convert it into a residential dwelling. This planning permission was obtained in 1991 and has now lapsed but we consider it likely that a new application would be positively received.

In addition, there is a delightful detached listed period cottage with two bedrooms, a living area, a kitchen and a shower room, all on one level.

The main bungalow is a lovely size and was built in the late 1960's. The L shaped entrance hall gives access to the principal reception rooms which include a lounge, a dining room, conservatory, and a good size kitchen / breakfast room with a utility room off and a second wc/cloakroom. In addition, there are three double bedrooms, all of which have fitted wardrobes and a family bathroom. The bungalow is in need of updating and presents so many possibilities.









STEP OUTSIDE

Balons Farm

Set in a delightful rural setting this historic farm has history dating back to the 16th century where the original farmhouse was sited. The current family have enjoyed this as a private farm for many decades and the buildings have provided many uses, including those of a traditional farm nature.

Set well back from the lane with a driveway that provides parking for many vehicles and leads to a double bay open car port.

There are extensive gardens laid to lawn with well stocked flower beds, numerous shrubs and trees. Adjoining the bungalow is a patio from which one looks over the grounds and the fabulous views beyond over rolling Hertfordshire countryside.

There are extensive outbuildings including workshops, storage units and one even houses a former swimming pool that is in need of some attention. These outbuildings and barns extend to over 9,500 sq'.

Overall, the grounds extend to over 10 acres with two entrances off the lane.

General Information:

Local Authority: East Herts DC 01279 655261

Council Tax Bands: Balons Farm; G. The Thatched Cottage; D.

Mains water and electricity is connected. Oil fired central heating. Private drainage

Energy Rating (EPC): Balons Farm; F. The Thatched Cottage; E



Approximate Area = 54.9 sq m / 591 sq ft
For identification only. Not to scale.





LOCATION

Little Hornead is a small hamlet that is perfectly placed amidst beautiful rolling countryside yet only a few miles off the A10 and a few minutes drive to the nearby market town of Buntingford.

For the commuter the pretty riverside market towns of Hertford and Ware are within a few minutes' drive and provide more extensive amenities with numerous and varied shops, restaurants and bars together with rail connections into London.

Education is well served in the surrounding area with numerous private primary and secondary schools including Heathmount, Duncombe, St Edmunds College and Haileybury. The area is also well known for its first class state education.

Footpaths and bridleways are on the doorstep together with many fine golf courses, equestrian and sports facilities.

Approximate Area = 170.7 sq m / 1837 sq ft
Including Limited Use Area (1.6 sq m / 17 sq ft)
For identification only. Not to scale.



AGENTS NOTE: Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Floor plan: For guidance purposes only and not to scale. Room sizes are approximate and should not be relied upon as accurate.

Approximate Area = 893.4 sq m / 9616 sq ft
 (Excluding Open Spaces)
 For identification only. Not to scale.



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