



Old Ramridge Farmhouse
Luton Road | Kimpton | Hitchin | Hertfordshire | SG4 8HB

Nestled in a peaceful, rural setting just a mile from the village of Kimpton, this charming 16th-century farmhouse is set within approximately 3.3 acres of garden and grounds. The property offers period character in just under 2500 sq ft of living space, featuring four bedrooms and four reception rooms. The house shares a traditional farmyard with just two other residences, which provides ample parking and enhances the sense of community while still maintaining privacy. There are stables, paddocks, a field shelter and plenty of opportunity to earn an income from this land or to enjoy keeping your own horses at home. Perfect for those seeking a countryside lifestyle, this unique home blends timeless character with the tranquillity of its idyllic surroundings.

Step Inside

The front door to Old Ramridge Farmhouse is a stunning original wooden door which has been stripped back to reveal the history within the layers of paint. The effect is stylish and unique, setting the tone for this lovingly restored 400-year-old farmhouse. The terracotta and black quarry tiles are set in a diagonal pattern throughout the entrance hall and kitchen which feel traditional and practical for country life! The entrance hall stretches to the rear of the property where the back door opens to a patio area and garden and stained-glass in the part-glazed door lets in sunshine to this generously wide space. The kitchen is a quintessential 'country kitchen' with wooden worktops, a butler's sink, Rangemaster oven in the chimney breast and a modest central island with pendant lighting above. There is a small seating area overlooking the garden, a large pantry cupboard and a walk-in larder. Moving across the hall to the first of the reception rooms, currently set up as a lounge, we find a large Inglenook fireplace with wood burner as the focal point of the room. The room has wooden floorboards and stunning original wall panelling as well as cast iron radiators and views over the farmyard and back garden. Planning permission was sought and approved to replace all the windows in the house with high quality wooden double glazing which provides insulation and warmth not usually found in a house of this age. The next room is set up as a study, but again, is a versatile space and has been used as a lounge and a formal dining room in the past! There is an ultrafast internet connection due to fibre optic cables running direct to the property. The stone fireplace with open fire adds period charm to this room and windows overlooking the front and side gardens make it light and airy.

This area then leads to the bottom of the main stairs, but also to a back door onto the enclosed patio and a step up takes you into the rear section of the house, which was originally a connected barn. This whole space has been transformed and could easily provide separate living accommodation for a relative, visiting guests, an au pair or it would even work well a holiday let business as it also has its own entrance. The utility area has a cloakroom, a sink, stacked washing machine and tumble dryer, work surface and storage cupboards, making it a practical and useful room which could also be a small kitchen if required. Moving past another back door, you enter the stunning converted barn section of the property, where a full height gabled ceiling and gorgeous beams demonstrate the sympathetic restoration that this area has undergone. There is a small shower room and toilet off this room, a characterful wood burner and underfloor heating under the limestone tiled floor. Stepping up into the 'Well Room' this unique room has been centred around the 45m well that provides natural spring water from a Chilterns spring. This could be another (literally) untapped source of income as it has been tested and approved as water that could be sold to the public. Self-sufficiently, the family use it for their own supply (as well as being on the mains). The bright and sunny room itself has reinforced safety glass covering the well, which has a light fitted to showcase this unusual feature. The outside wall of the room is double glazed with floor to ceiling panes of glass, and a door opening out to the patio area. Again, this room could be a home office, a sunroom or (if using this area of the house as an annex) a bedroom.

Coming up the main stairs of the house, off the landing is the smallest of the bedrooms on the right, which is carpeted and has a fitted cupboard. Up one more step you find a deep cupboard which is a useful walk-in wardrobe, complete with a small window at the end. The corner room is a large double bedroom with beautiful character and fitted wardrobes. The middle bedroom overlooks the farmyard and again, has a fitted wardrobes. The next room is a 'Jack & Jill' family bathroom which is full of original features such as a painted brick chimney breast and exposed beams. There is a bath with shower above, a heated towel rail and another door which takes you into the master suite. This large bedroom has the most incredible original beam that spans from one side of the room to the other. There are views over the rear garden and the farmyard, making it light and airy. There is an en suite bathroom with shower and heated towel rail and a set of 'back' stairs that take you down to the entrance hall.







Step Outside

The approach to the farmhouse from the road is down a farm track shared by the farm and livery stables. Following the road around to the right, you approach Old Ramridge and are immediately struck by the traditional farmyard set up with a barn conversion and a stable conversion both making up the small community here. The gravel driveway offers plenty of space for vehicles, and there is a central stable block with one stable and storage room. The large outbuilding offers garage and workshop space and there is another brick storage shed which leads to a back gate into the garden. There is access through a five bar gate into the largest paddock, where you find a new field shelter and a small storage barn. To the left of this paddock is a wildlife pond, and a short path takes you to the lawned area at the side of the house. This generous space has been used in the past for running boot camps and there is a home gym set up in the corner laid with an astro turf workout space. Moving through to a fenced livestock paddock, there is a large natural swimming pond which is home to Koi Carp. Going back towards the rear of the property this is where you find the private, walled garden, lawn and patio which is the house's outside entertaining space. This whole plot has potential to meet the needs for a variety of buyers. With so many potential streams of income, there is the opportunity here to become self-sufficient, running this space as a small holding and living off the land with prospects for diversification. On the other hand, this is a generous plot in a beautiful setting which could be enjoyed as a large garden with land to graze your own pony.

Location

Old Ramridge Farmhouse is just a mile from Kimpton village, where you find a busy community with shop, post office, primary school and pub. Just under 6 miles in the other direction is the town of Harpenden, where there is a busy High Street of restaurants and coffee shops, supermarkets and a train station. The regular mainline trains take you into London St Pancras and continue on to Gatwick. Also for frequent flyers, Luton Airport is just over 5 miles away. Road link options are the A1 & M1 motorways, both close by and other towns such as St Albans (8.8 miles), Welwyn Garden City (9.3 miles), Stevenage (9.6 miles), Hitchin (14 miles) and Luton (17 miles). Central London is approximately 28 miles by car.

This location is within the catchment area secondary schools in Harpenden such as Sir John Lawes school and Katherine Warington School (KWS) both of which are around 15 -20 mins drive. There are a variety of primary options in Harpenden, Kimpton and Wheathampstead and for Independent schools Aldwickbury, The Kings School and St Hilda's School are all within easy reach.





OLD RAMRIDGE FARM



TOTAL FLOOR AREA: 3210 sq.ft. (298.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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EPC Pending
Council Tax Band: G
Tenure: Freehold



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