



Lower Farmhouse
Throcking | Buntingford | Hertfordshire | SG9 9RW

A stunning detached five-bedroom family home originally built in 1631 and redesigned and extended in 1952. The property is set within a 3.75-acre plot and offers a potential buy a small 0.25-acre section. The property offers approximately 6010sq ft of floor space including out buildings, garages and stable and the house offers 3556 sq. ft of accommodation. The property is set within electric gates and offers fabulous views over farmland and would suit anyone looking to grow a family and have the equestrian facility on the land and has two further access locations, ideal for a horse box to enter the field. The current owners have refurbished the property to a high standard and have made this a wonderful family home which is ready to move into and enjoy country life. Buntingford is just two miles away for local schools and a High Street. The property is council tax band G, EPC rated E, oil fired central heating and has a private sewerage plant.

Step Inside

A light and inviting welcome into the spacious entrance hallway with staircase leading to the first floor. There is a modern cloakroom and spacious boot room for putting on and taking off shoes and coats with rear access after those muddy walks.

The family room is a wonderful light and entertaining area with a bar for the adults and Bi folding doors leading out to the garden and space for a pool table for all to enjoy. There is a beautiful bay window and feature brick fireplace with wood burning stove, wall panelling and mood lighting to create an inviting atmosphere.

Across the hall is the living room with complementary bay window and access to the conservatory which leads out to the side patio and decking and BBQ area. The formal dining room with half panelling also leads to the conservatory and connects the rooms with a natural flow.

The kitchen is really the heart of the home, a modern contemporary design with central island and breakfast bar. A light and spacious area with bi folding doors leading out to the decking area which connects the space for entertaining.

Double doors guide you into the sitting room from the kitchen with glass dome roof and full length windows to the side, this room is flooded with natural light and views over the garden and countryside.

There is a separate utility room and lobby area to the rear of the house just off the kitchen where there are further storage cupboards and the boiler. This is a great space for any pets or a great entrance from the yard and stables.

On the first floor there are five bedrooms in total, the principal bedroom with stunning views over the countryside and modern ensuite shower room. There is another bedroom with ensuite shower room and three further bedrooms and a four-piece family bathroom with separate shower and free-standing bath.









Step Outside

Set behind the electric gates, the front garden offers a spacious driveway with parking for many cars with access to the impressive detached double garage with electric roller shutter door. The garage is 8 x 5.8 meters with fabulous height. There is a second entrance to the driveway via the side entrance with no height restrictions and ideal for deliveries. Further down the land is a third entrance ideal to gain access for horseboxes to the field.

The gardens surround the property and offer laid lawn with patio and decking areas, various tree and shrub borders and a second garage which is currently used as a gym / studio. There is a large barn with power and light and measures 13.3 x 6.1 meters.

The land currently measures 3.75 acres and is mainly lawn and paddocks to the rear with a stable measuring 7.9 x 7.9 meters.

There is an option of purchasing an extra 0.25 acres of land to the rear field, please ask agent for more information.

Location

This fabulous home is just 2 miles to Buntingford High Street, a lovely place to shop and enjoy a meal or a coffee, there are some lovely parks and country walks on the doorstep and two well-known local grocery stores. Pearce's Farm shop can also be found just a short drive away, approximately 5.4 miles down the A10.

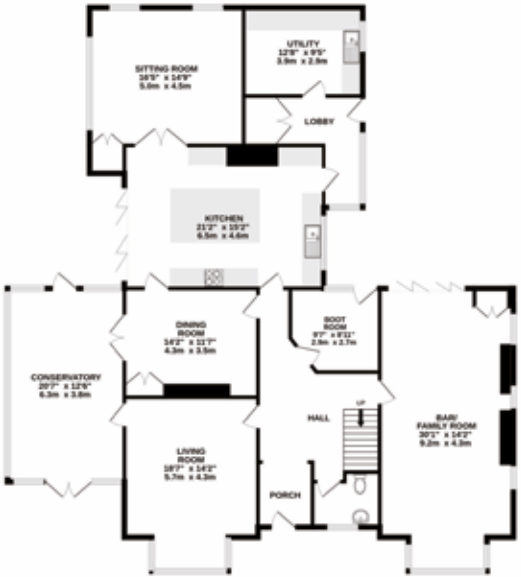
You are surrounded by stations with Stevenage, the fast train to London just 9.9 miles away, Royston 8 miles, Ware 12.6 miles and Bishops Stortford 14.6, all great for commuting into London.

For the frequent flyer it is 23.8 miles to Luton Airport, 19.5 to Stansted Airport and 54.6 miles to Heathrow Airport.



LOWER FARM HOUSE

GROUND FLOOR
2188 sq.ft. (203.3 sq.m.) approx.



1ST FLOOR
1368 sq.ft. (127.1 sq.m.) approx.



GARAGE
502 sq.ft. (46.7 sq.m.) approx.



OUTBUILDING
398 sq.ft. (37.0 sq.m.) approx.



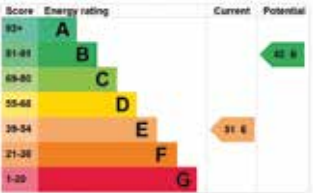
OUTBUILDINGS
1553 sq.ft. (144.3 sq.m.) approx.



TOTAL FLOOR AREA: 6010 sq.ft. (558.2 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.

Council Tax Band: G
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright ©2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 10880001 Registered Office: The Elms, Aspenden, Buntingford, Hertfordshire, England, SG9 9PG. Printed



Fine & Country Ware, Hertford and Welwyn
Office 1, 21 Baldock Street, Ware, Hertfordshire SG12 9DH
01920 443898 | 07859 977793 | heather.curtis@fineandcountry.com

