

Church Farm House, Wilstone

HP23 4NY







A beautiful period farmhouse with a detached guest cottage.



Church Farm House is a beautiful period home situated at the end of a quiet no-through lane in the small hamlet of Wilstone, just north-west of Tring.

The village is surrounded by open countryside and the Aylesbury arm of the Grand Union canal lies to the north, along with Tring Reservoirs to the south. There are 3 local shops; the farm shop at Wilstone Green, the Wilstone Community shop and an Antiques shop, along with a village hall and popular pub.

Church Farm House has a beautiful double-fronted Georgian facade and retains many original period features, including sash windows with shutters, high ceilings, open fireplaces and exposed beams. The formal front door leads into the dining room with a quarry tiled floor and a beautiful open fireplace with storage either side. A door opens into the inner hallway where there is access to 3 more reception rooms; a lovely snug with French doors set within a pretty bay window, a sitting room with an open fireplace and a study with exposed ceiling beams and built-in storage.

There is a guest cloakroom off the study and a further door leads through to the heart of this home, the lovely farmhouse style kitchen/breakfast room with tiled flooring (and underfloor heating), exposed ceiling beams, a range of eye and base level units with granite worktops and space for a breakfast table and chairs. Beyond the kitchen is a large utility room with a door leading outside.



The larger market towns of Tring and Berkhamsted offer further recreational and leisure facilities, along with mainline railway stations providing fast access to London Euston and the nearby A41 giving access to both the M1 and M25 motorways.



Marsworth 1.5 miles
 Tring 3 miles
 London Euston 39 minutes
 Wendover 5 miles
 Berkhamsted 9 miles
 London Heathrow 32 miles
 Central London 42 miles
 (All distances and times are approximate)



The first floor is accessed via two separate staircases; from the kitchen stairs lead to the double aspect guest bedroom with a part-vaulted ceiling and a large en suite shower room.

The main staircase leads to a split-level landing with doors opening to the fifth bedroom and the family bathroom, and doors to the the main landing giving access to the principal bedroom with shower room, a guest bedroom with shower room and a further bedroom.

Stairs then rise to a second floor where a spacious hobbies mezzanine can be found.



Adjacent to the main house is a detached barn conversion, ideal for guests or relatives. There is a good size triple aspect bedroom and a bathroom, along with a kitchen/breakfast room with built-in appliances and a separate sitting room. Attached to the guest cottage is a garage with stairs rising to a mezzanine storage area.

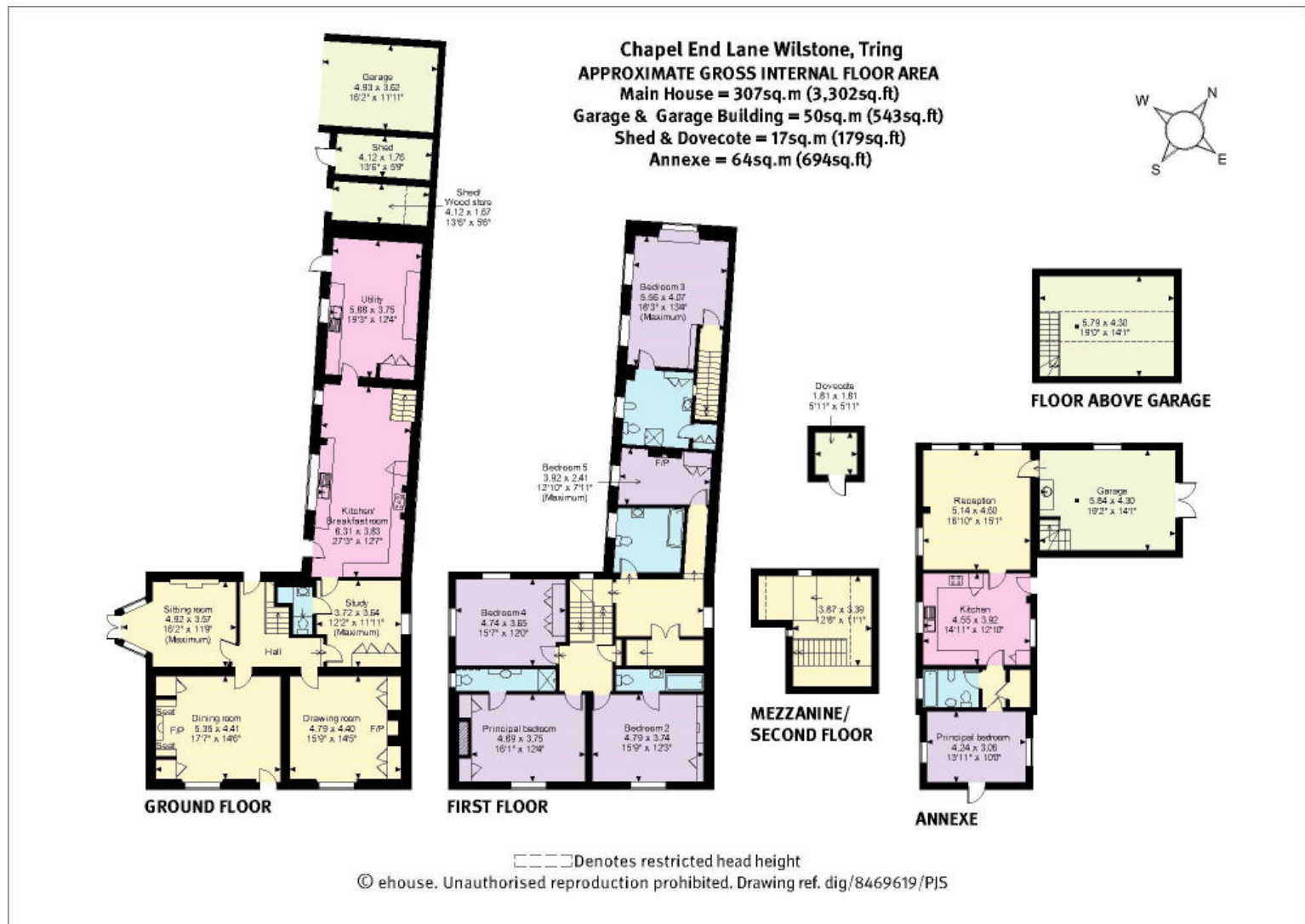
There is also an Oak-framed garage and several storage rooms to the end of the house.

The gardens and grounds are beautiful, being walled to three sides, with post and rail fencing to the rear providing beautiful countryside views. The house is approached across a sweeping gravel driveway with parking for a number of cars and a turning space leads to the garaging. To the side of the house is a large area of lawn interspersed with fruit trees.

To the rear of the house is a further expanse of lawn with mature flower and shrub beds and borders, as well as a duck house and a dovecote.







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