



GREAT FARMHOUSE

Lower End, Marsworth, Tring, Hertfordshire, HP23 4NB



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£2,750,000 freehold

An exceptional Victorian country farmhouse set in five acres, in an outstanding rural location next to the Grand Union Canal on the edge of this highly sought after village near Tring

This attractive period farmhouse offers spacious accommodation across two floors, with potential to create secondary living accommodation within the main house. A combination of elegant reception rooms and a superb family farmhouse kitchen with high ceilings and large sash windows throughout, are among the many features sure to impress. The property boasts five bedrooms, and stands amongst five acres of secluded gardens and paddocks, making it an exceptional family home, ideal for those seeking a move to the countryside with basic equestrian facilities.

The house is built from attractive red bricks, typical of this era, with original windows, slate roof with tall chimney stacks, and is largely secluded within its mature borders. The house itself is not listed with National Heritage and offers excellent scope for further extensions subject to planning and regulations.

Set well back from Lower Road, a quiet country lane on the outskirts of the village, there is plenty of space on the gravel driveway with a triple garage adjacent to the house providing further parking and storage. There are two brick stables and gated access to the gardens suitable for a tractor and trailer.







The accommodation briefly comprises:

Ground floor:

Entrance hall: quarry tiled floor, stairs to the first floor.

Living room: a triple aspect room with large sash windows flooding the room with natural light, high ceilings and a fireplace; perfect for entertaining.

Dining room: large sash window with original wooden shutters, fireplace, wood flooring which continues through to the semi-open plan kitchen.

Kitchen: a traditional farmhouse kitchen fitted with a range of cabinets and various quality, high end appliances, granite work tops and views across the gardens. Semi-open plan to the dining room and adjoining the orangery, creating an inviting atmosphere for entertaining.

Utility room: fitted cabinets matching the kitchen with granite work tops and space for appliances, butler's sink, guest w/c, steps down to door leading outside.

Orangery: The most recent addition to the building is this beautiful orangery with double glazed timber windows giving wonderful views over the garden. It's no surprise this is the family favourite.

Sitting room: converted to accommodation from an outbuilding many years ago this gorgeous, cosy room features a high vaulted ceiling with exposed beams and a log burner. A staircase leads to a galleried landing which in turn gives access to the fifth bedroom. With a door into the utility room, it's easy to imagine self-contained annex accommodation with a few relatively simple tweaks.

Cellar: the cellar is accessed via a stone staircase from the dining room. There are four basic rooms, all with generous head height (circa 6' 7"). Two of the rooms have windows filtering natural light and fresh air. Wine cellar perhaps?



The first floor:

Landing: access to a huge loft space via drop down ladder, airing cupboard, large sash window. The landing provides access to all bedrooms and the family bathroom and w/c.

Principal bedroom: a spacious room with high ceilings and wall-to-wall wardrobes. There is a large ensuite shower measuring 9'10 x 6'0

There are four further bedrooms each with their own personality. Bedroom five is currently fitted with bespoke office furniture and has a door to the galleried landing overlooking the sitting room.

There is a spacious family bathroom with 10ft high ceiling, complete with large bathtub and separate shower cubicle.





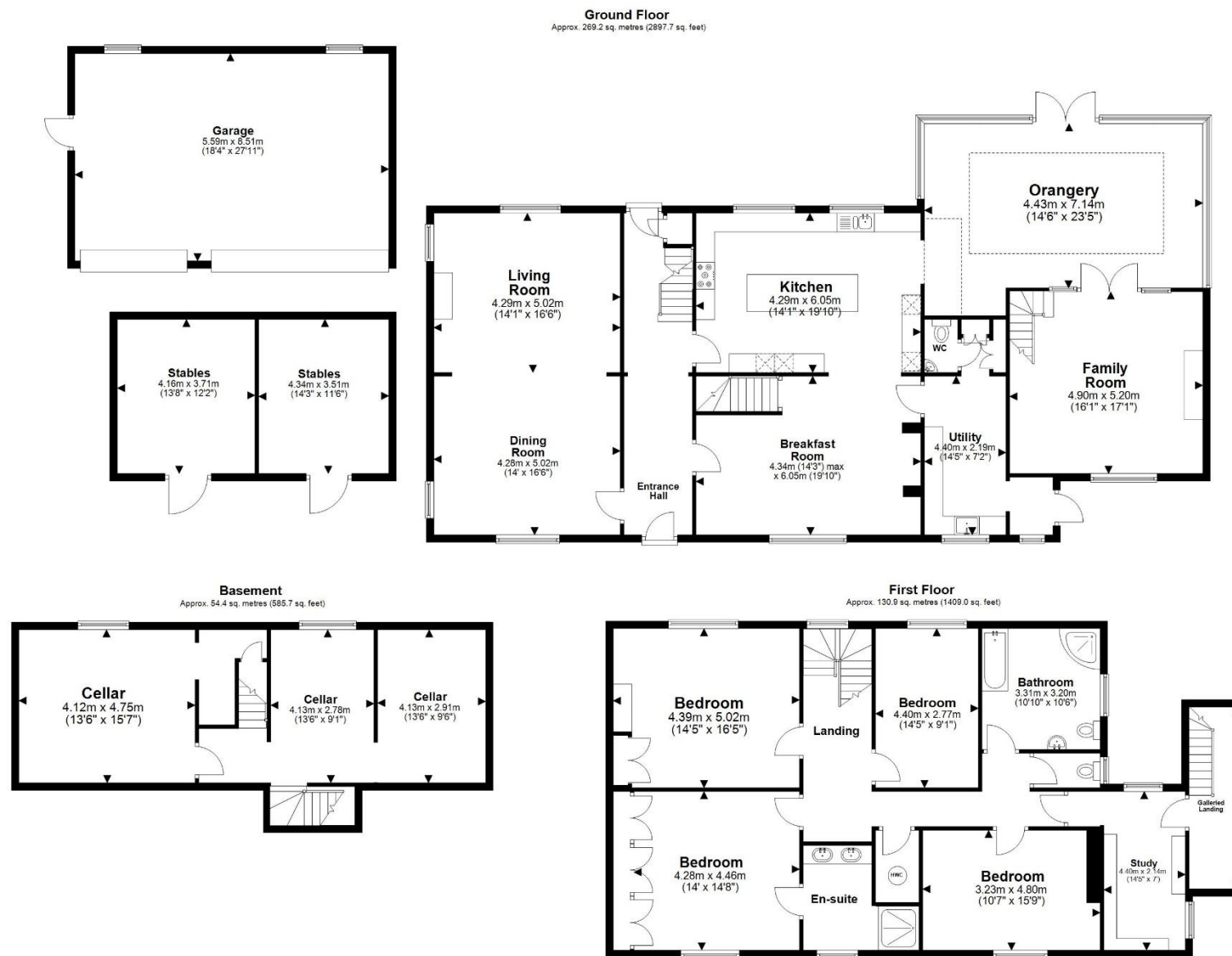


Outside, the gardens and grounds are a delight, enjoying an extremely peaceful and private setting. Totalling around five acres of paddocks, enclosed duck pond, lawns, sun terrace and a once productive kitchen garden with greenhouse, potting shed, storage shed and four bay compost system and various fruit trees.

Location:

Great Farmhouse is surrounded by glorious countryside with the Grand Union Canal and Startops reservoirs providing endless pathways and bridleways. The village has a charming community atmosphere with a village hall, two pubs, canal side café, and medieval church. Tring is only two miles away providing a selection of shops, restaurants and most day to day amenities along with a regular bus service to and fro. The A41 dual carriage way can be accessed at Tring linking to the M25 (J20) providing convenient access to the London airports. Tring train station offers a fast and frequent service to London Euston (approximately 38 mins) making Marsworth a popular choice for commuters looking for a country village lifestyle.





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EPC rating E (potential rating C)