



**Bryan Bishop**  
*and partners*

**Park Lane**  
**Old Knebworth**



# Park Lane

## Old Knebworth

Manor Farmhouse formed part of the famous Knebworth Estate until the early 1980's. Current owners have lived there for 28 wonderful years.

Dating back to the early 18th century Manor Farmhouse is not listed but benefits from beautiful listed neighbouring cottages on both sides. Opposite are a pair of spectacular listed gate houses originally part of the Knebworth Estate. Manor Farm House sits very comfortably in it's broad plot, set well back from the road.

Step into the expansive reception hall, which leads to a captivating drawing room adorned with a striking fireplace. The dining room boasts a charming bay window and connects seamlessly to the sunlit orangery. Nestled within the property, discover a cozy sitting room enhanced by a wood burner. The modern fitted kitchen, complete with an Aga and Pantry, features a second staircase leading to the principal bedroom. Adjacent to the kitchen, the utility room leads to a cloakroom and a convenient back door. Outside, a generously sized covered and fenced area awaits, perfectly suited for storing logs and wellies.







Ascend to the spacious landing, adorned with striking exposed oak timbers. The principal bedroom exudes elegance with its captivating cast iron fireplace and floor-to-ceiling sash windows, framing breathtaking views of the rear garden and the picturesque countryside beyond. An abundance of morning sunshine pours through the windows, illuminating the room. Indulge in the luxury of an adjoining dressing room and bathroom. Four additional double bedrooms await, two of which boast enchanting cast iron fireplaces. The recently modernized large family bathroom showcases a shower and a resplendent roll-top free-standing Victorian bath.

A doorway from the dining room leads to an interconnected hallway, granting access to the annex. Meticulously designed for independent living, the hallway boasts its own front door. This versatile space can effortlessly serve as a multi-generational living area. Venture further into an impressive reception room adorned with a vaulted timber ceiling, a grand fireplace, and French doors opening to the garden. The annex also features a well-appointed kitchen, a shower room, and two bedrooms—one of which currently serves as an office.

Situated on an expansive 1.3-acre plot, the property stands proudly, set back from the road. A sweeping carriage driveway, adorned with two elegant white five-bar gates, provides ample parking, while a detached double garage, complete with an EV charging point, offers convenience.

Natural screening is provided by a mature, gracefully curved laurel hedge and trees, accompanied by meticulously clipped box hedging and vibrant planted beds, offering a delightful display of colors and visual interest.

The rear garden basks in a delightful south-easterly aspect, ensuring tranquility and seclusion. A beautifully designed terrace beckons, serving as the perfect outdoor entertainment space, boasting magnificent, unspoiled vistas of arable farmland and enchanting woods. The creatively landscaped garden stands out as a true highlight, with its profusion of well-tended flower beds, a meticulously maintained lawn, a romantic rose arbor, a tranquil pond, and an all-weather tennis court. For those with a green thumb, a raised vegetable garden is encircled by a charming fence, yielding fresh produce, while a fruit net nurtures delectable fruits.

In conclusion, this exquisite period residence offers an enchanting and character-rich haven for modern family living. Its spacious rooms, tasteful features, and captivating gardens combine to create a warm and welcoming atmosphere, ideal for contemporary families seeking a truly remarkable home.







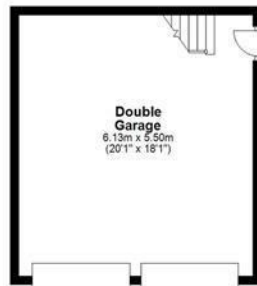
**Ground Floor**  
Approx. 236.6 sq. metres (2546.9 sq. feet)



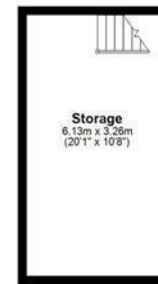
**First Floor**  
Approx. 146.1 sq. metres (1572.4 sq. feet)



**Garage Ground Floor**  
Approx. 33.7 sq. metres (362.9 sq. feet)



**Garage First Floor**  
Approx. 20.0 sq. metres (215.2 sq. feet)



Total area: approx. 436.4 sq. metres (4697.5 sq. feet)  
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

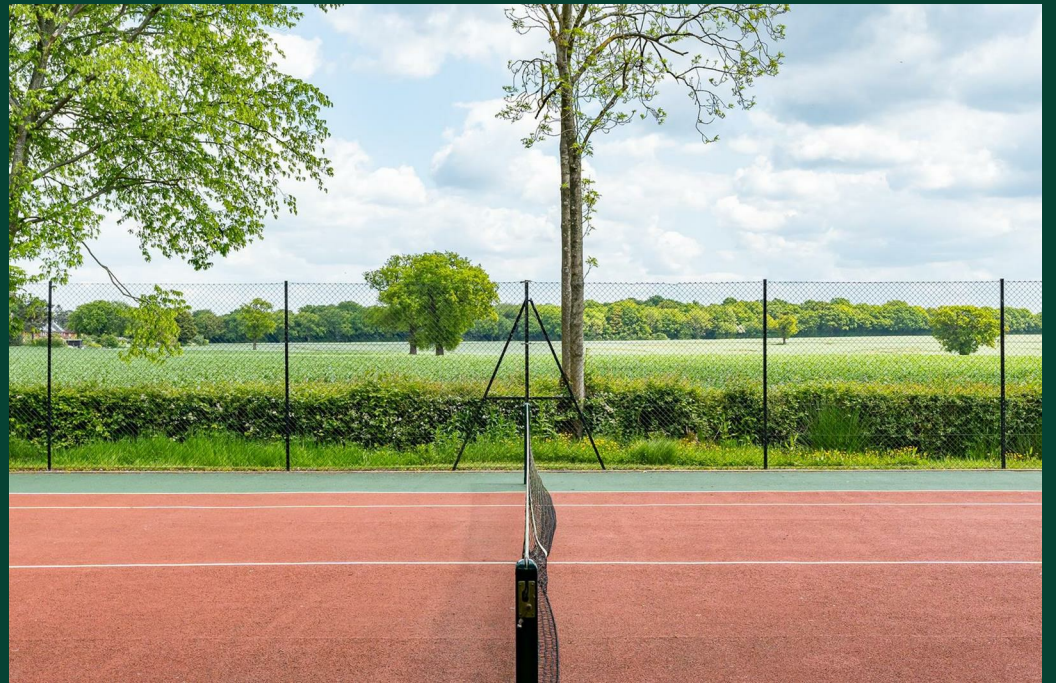
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	57
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		











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