



## Cannons Farm

Kimpton, SG4 8HD

Rare opportunity to acquire this stunning Grade II Listed property set in circa 9 acres. There is a fantastic stable yard comprising of six Stables, a Tack Room, Feed Room and Washroom with solarium and 45 x 25 metre ménage with excellent surface. Outbuildings include two self contained Annexes, a Gym, Games / Cinema Room and Studio. Ansells End is a beautiful rural spot, within a ten minute drive of Harpenden town centre and station.

**Guide price £3,250,000**

# Cannons Farm

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- Grade II Listed
- Three phase electric supply
- Home Offices & Gym
- Professional stable yard
- Oil fired central heating
- Party Barn
- Circa 9 acres
- Two self contained Annexes
- Total living space 5334 sq ft / 496 sq m

## Entrance Hall

## Living Room

19'7" x 18'2" (5.97 x 5.55)

## Kitchen / Breakfast Room

16'9" x 14'11" (5.11 x 4.56)

## Family Room

19'6" x 15'1" (5.96 x 4.61)

## Dining Room

10'4" x 15'10" (3.15 x 4.85)

## Study

12'4" x 15'10" (3.76 x 4.85)

## Utility Room

6'5" x 10'8" (1.96 x 3.27)

## Cloakroom

## Bedroom One

16'9" x 14'11" (5.11 x 4.57)

## Bedroom Two

16'4" x 16'1" (5.00 x 4.92)

## Bathroom One

## Bedroom Three

12'9" x 11'3" (3.89 x 3.44)

## Bedroom Four

9'8" x 15'5" (2.97 x 4.71)

## Bathroom Two

## The Barn

## Games / Cinema Room

22'3" (max) x 38'10" (max) (6.80 (max) x 11.86 (max))

## Shower Room

## Studio

17'5" x 12'8" (5.32 x 3.88)

## Gymnasium

15'6" x 23'11" (4.74 x 7.31)

## Car Port Two

16'0" x 22'2" (4.88 x 6.77)

## Annexe One

## Entrance Hall

## Kitchen / Living Room

14'3" x 21'9" (4.35 x 6.65)

## Bedroom One

7'6" x 14'5" (max) (2.30 x 4.41 (max))

## Bedroom Two

6'7" x 14'5" (max) (2.02 x 4.41 (max))

## Shower Room

## Car Port One

38'10" x 14'9" (11.86 x 4.52)

## Store One

10'2" x 14'9" (3.11 x 4.52)

## Store Two

10'0" x 14'9" (3.07 x 4.52)

## Annexe Two

## Living Room

16'4" x 11'3" (4.98 x 3.43)

## Kitchen

10'7" x 11'2" (3.23 x 3.42)

## Bedroom

11'2" x 6'8" (3.42 x 2.04)

## En-suite Shower Room

## Stable Block

## Six Stables

## Tack Room

8'6" x 11'10" (2.60 x 3.61)

## Feed Room

11'9" x 6'7" (3.60 x 2.02)

## Washroom

11'9" x 18'2" (3.60 x 5.56)

## Kitchen

8'6" x 11'10" (2.60 x 3.61)

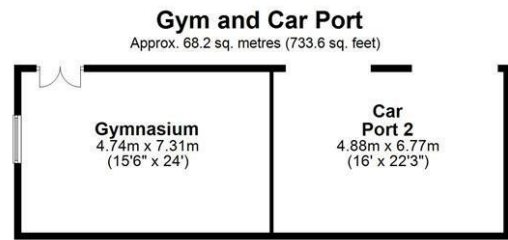
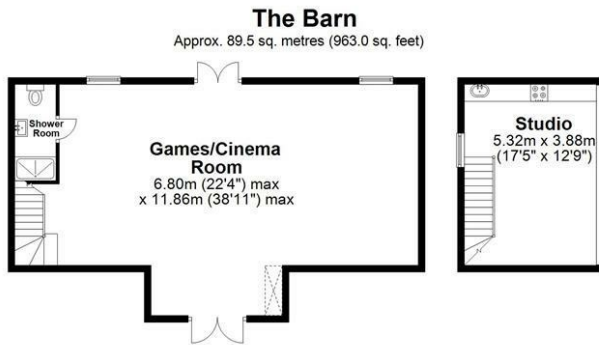
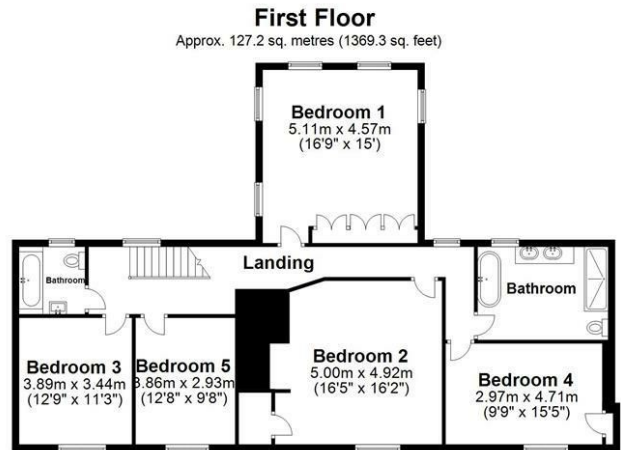
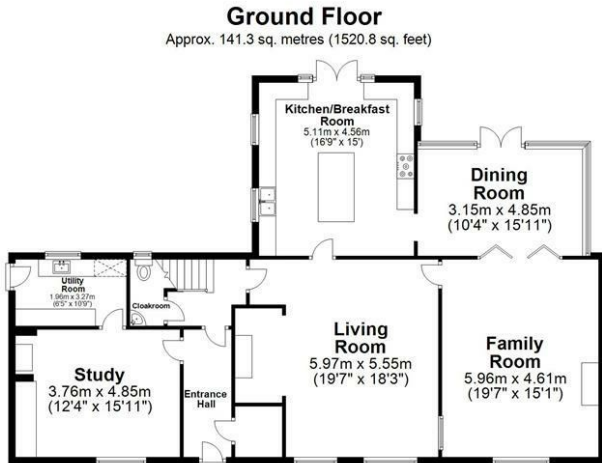
## WC

## Hay Barn

9'3" x 19'3" (2.84 x 5.88)



# Floor Plan



Total area: approx. 426.1 sq. metres (4586.8 sq. feet)  
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	