



## Plummers Lane

Harpenden, AL5 5FB

Rare opportunity to acquire this fabulous farmhouse with equestrian facilities set in circa 2.8 acres. The stable yard comprises of three Stables and a Tack Room. Various other outbuildings include a large Games Room, two home offices, wood store, workshop, equipment store and garage. The grounds include paddocks, a tennis court, a walled garden with a greenhouse and a vegetable garden as well as beautifully maintained formal gardens with lawns and terraces. A beautiful rural location, about 5 minutes drive to the centre of Harpenden town and the station with easy access to excellent schools.

**Guide price £3,250,000**

# Plummers Lane

Harpenden, AL5 5FB



- Farmhouse with equestrian facilities
- Numerous outbuildings and home offices
- Lovely views across fields
- Set in 2.8 acres
- Stables with tack room and paddocks
- Short drive to Harpenden town centre and excellent schools
- Living space of over 4,000 sq ft
- Walled garden and tennis court
- Beautiful rural location

## Entrance Hall

## Sitting Room

14'11" x 14'7" (4.57m x 4.45m)

## Drawing Room

21'1" x 15'1" (6.44m x 4.61m)

## Living Room

17'5" x 14'7" (5.32m x 4.45m)

## Conservatory

19'5" x 12'11" (5.93m x 3.95m)

## Kitchen/Breakfast Room

19'9" x 13'5" (6.03m x 4.09m)

## Utility Room

12'11" x 11'10" (3.96m x 3.62m)

## Dining Room

18'1" x 13'0" (5.52m x 3.98m)

## Bedroom Seven

11'10" x 9'5" (3.63m x 2.88m)

## Shower Room

## Boot Room

11'10" x 5'0" (3.63m x 1.53)

## Bedroom One

20'5" x 15'1" (6.23m x 4.61m)

## Dressing Room

14'7" x 11'10" (4.45m x 3.63m)

## En-Suite Bathroom

## Bedroom Two

14'7" x 14'1" (4.45m x 4.31m)

## Bedroom Three

12'11" x 11'10" (3.96m x 3.62m)

## En-Suite Bathroom

## Bedroom Four

16'4" x 12'6" (5.00m x 3.83m)

## Bedroom Five

15'2" x 13'0" (4.64m x 3.98m)

## Bathroom with Jack and Jill door to

## Bedroom Two

## Bedroom Six (Basement)

14'7" x 13'8" (4.47m x 4.19)

## Home Office

17'1" x 12'7" (5.21m x 3.84m)

## Home Office

14'7" x 10'3" (4.47m x 3.13m)

## Games Room

30'5" x 16'5" (9.29m x 5.01m)

## Equipment Store

16'3" x 8'11" (4.96m x 2.74m)

## Garage

16'5" x 10'3" (5.01m x 3.14m)

## Workshop

11'5" x 9'10", (3.48m x 3.02,)

## Wood Store

15'7" x 12'9" (4.76m x 3.90m)

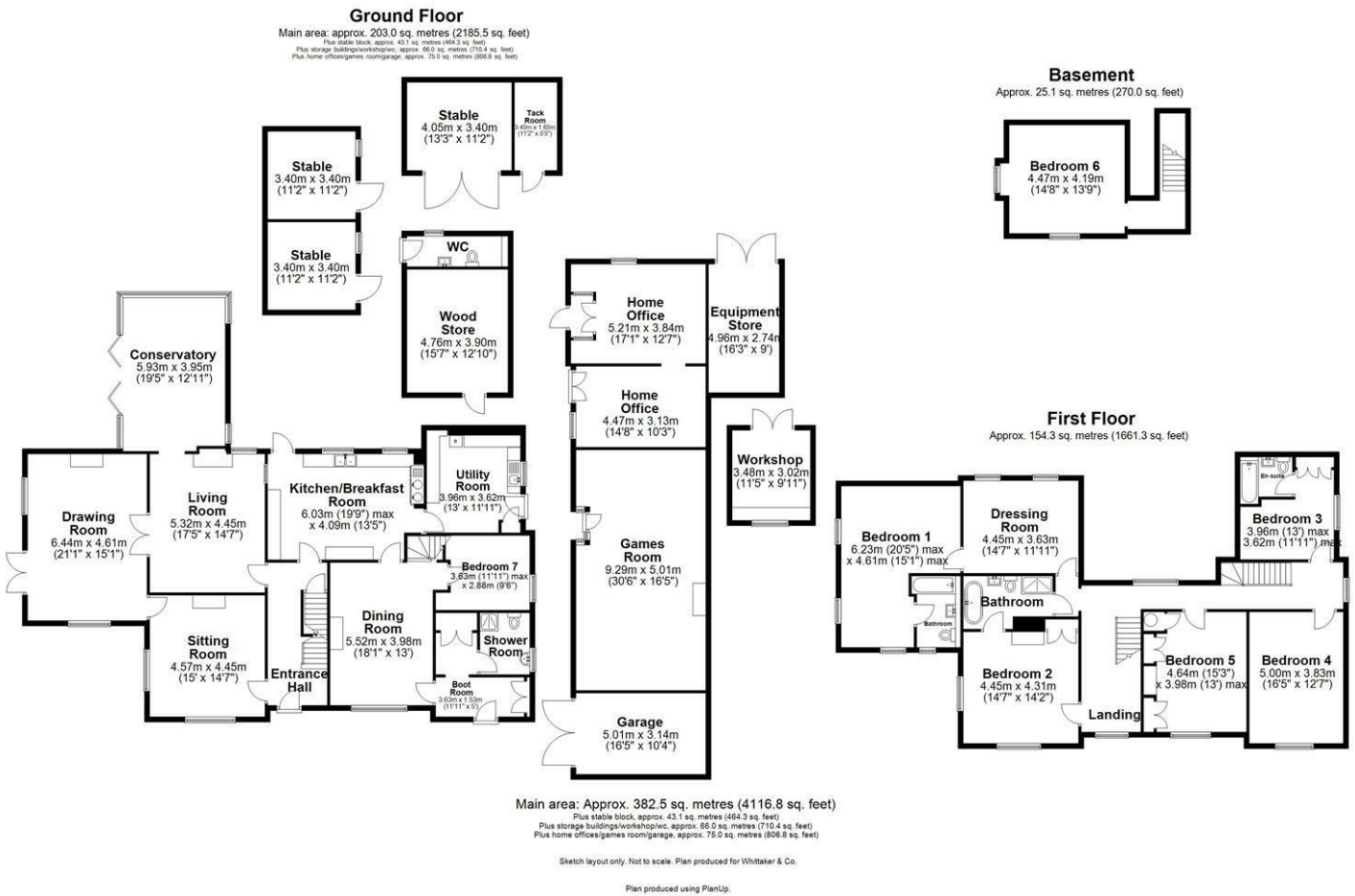
## WC

## Three Stables and Tack Room





# Floor Plan



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.

