

St Joseph's Farm



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detached
character
country
home



St Joseph's Farm

A spacious and well planned 5 bedroom detached family home, situated in a quiet location at the end of a drive off of North road, whilst having the feeling of seclusion the property is a few minutes walk to the town centre passing Hertford North station on the way.

Approx 6000 sq ft

Reception Hall

3 Comfortable Reception Rooms

4 Principal Reception Rooms

Kitchen Breakfast Room

Utility Room

5 Bedrooms

4 Bathrooms

Set within 1.4 Acres

Commercial Yard

3 Bedroom Barn Conversion

1 Bedroom Barn Conversion and Office

Floorplan

Approx Gross Internal Area **6002 sq ft - 558 sq m**
 Ground Floor Area **1678 sq ft - 156 sq m**
 First Floor Area **1700 sq ft - 158 sq m**

Mezzanine Area **102 sq ft - 10 sq m**
 Outbuilding Area **1359 sq ft - 126 sq m**
 Ground Floor (Sele Farm Cottage) Area **1163 sq ft - 108 sq m**





Ground Floor

This substantial family home offers 3 comfortable reception rooms and a spacious kitchen breakfast room plus a good size utility room.



opulent
living







Upper Floors

The principle bedroom and en-suite bathroom is extremely spacious with 4 further bedrooms, 2 of which are en-suite. There is also a family bathroom.





Exterior

The gardens and grounds incorporate a commercial yard, 3 bedroom barn conversion, 1 bedroom barn conversion and office. All set in approximately 1.4 acres.



plot of
1.4 acres



This configuration of the property offers a rare opportunity to either have combined family living, to have a wonderful family home/business set up or an income stream produced from the outbuildings and Yard.



Location

The property occupies an idyllic position at the end of a quiet lane, yet is only a short distance from Hertford North train station, approximately 0.4 miles away. Hertford town centre itself, is also less than 1 mile away providing an excellent selection of shops, restaurants and the newly regenerated Bircherley Green. There is also a selection of quality state and independent schools for all ages closeby.



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