

detached character COUITIEN



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

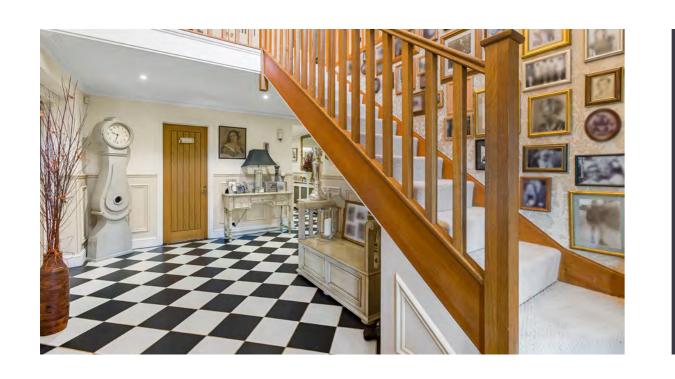
Floorplan

Approx Gross Internal Area Ground Floor Area First Floor Area 6002 sq ft - 558 sq m 1678 sq ft - 156 sq m 1700 sq ft - 158 sq m Mezzanine Area
Outbuilding Area
Ground Floor (Sele Farm Cottage) Area

102 sq ft - 10 sq m 1359 sq ft - 126 sq m 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.















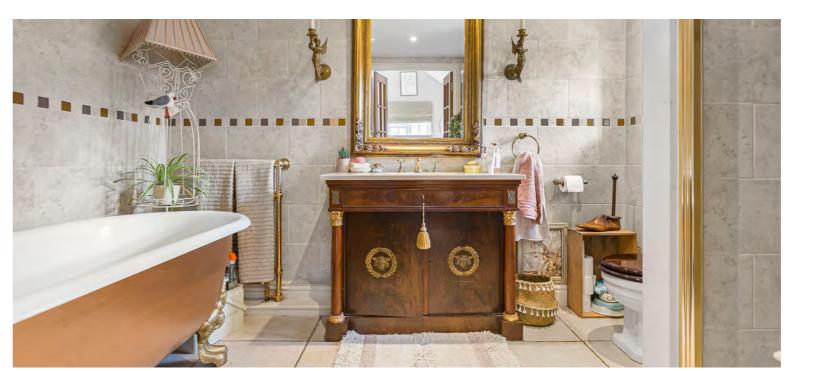








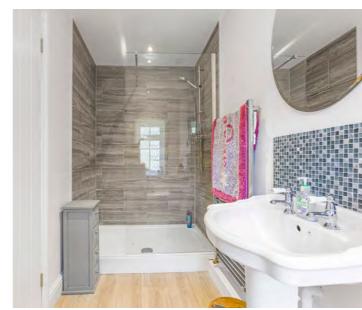




Upper Floors

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

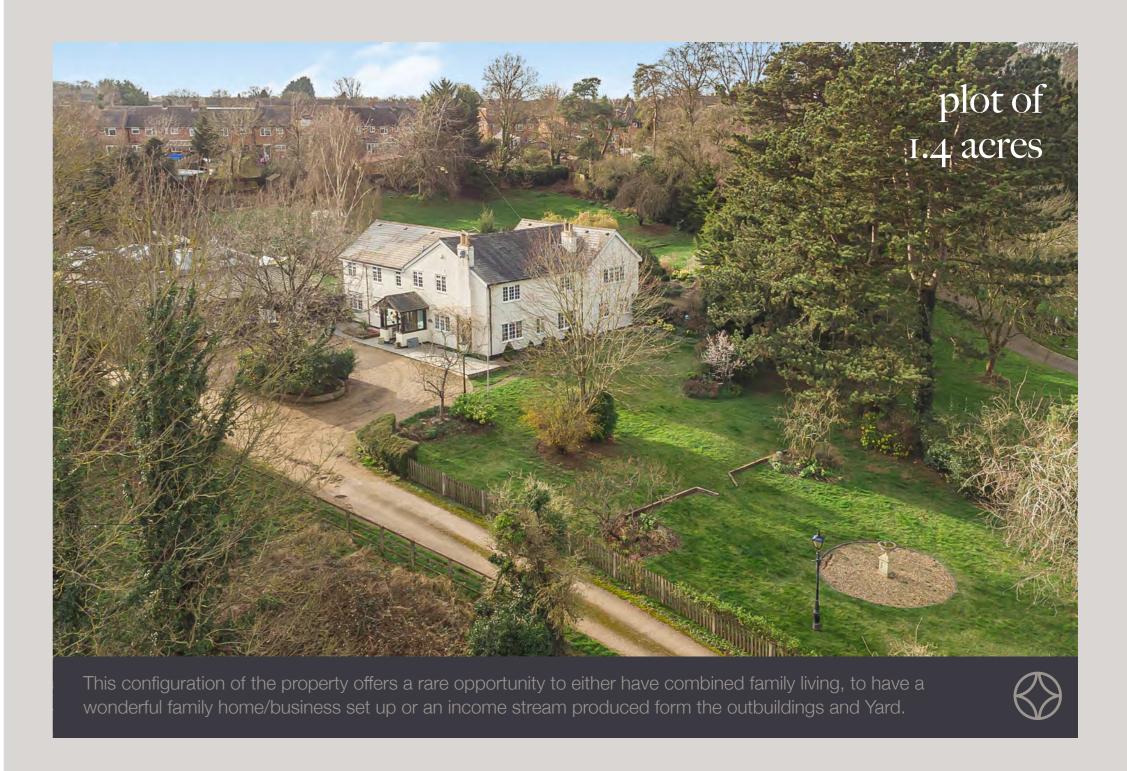
The gardens and grounds incorporate a commercial yard, 3 bedroom barn conversion, 1 bedroom barn conversion and office. All set in approximately 1.4 acres.











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.



St Joseph's Farm

143 North Road, Hertford, Hertfordshire SG14 2BX



stevenoates.com

Steven Oates Estate Agents 70 Fore Street Hertford Hertfordshire SG14 1BY

01992 303300 hertford@stevenoates.com stevenoates.com