



**Oliver  
Minton**

*Village & Rural Homes*



**The Farmhouse, Latchford, Nr Standon, Herts SG11 1QZ**

**- Guide Price £1,295,000 Freehold**

*In a wonderful semi-rural setting, Oliver Minton Village & Rural Homes are delighted to offer this beautifully appointed and extended Grade II Listed four bedroom detached family home including extensive living accommodation comprising four reception rooms, farmhouse-style kitchen with AGA, utility room, cloakroom, master bedroom with en-suite bathroom, a further three bedrooms and family bathroom. Dating back to the early 18th century, this former farmhouse sits within a stunning 0.79 acre plot with attractive gardens, approximately 2205 sq ft of accommodation, a 2-bay cart lodge, excellent home office with storage above and gravel driveway parking for several vehicles.*

**Entrance Hall** Terracotta tiled floor. Staircase to first floor. Exposed beams. Radiator. Storage cupboards.

**Dining Room** 3.40m x 3.25m (11'2 x 10'8) Door from hall. Terracotta tiled floor. Double glazed window to front. Radiator. Brick open fireplace.

**Kitchen** 5.11m x 2.62m (16'9 x 8'7) An attractive farmhouse-style kitchen with bespoke fitted wall, base and drawer units with granite work surfaces incorporating twin enamel sinks. Dual aspect double glazed windows to side and rear. Built-in AGA and inset Neff 2-ring electric induction hob, integrated dishwasher, 2 integrated Neff fridge/freezers. Fitted water softener and filter. Part tiled walls. Inset ceiling lights. Terracotta tiled floor. Side doorway opening to:

**Breakfast Room** 3.40m x 3.25m (11'2 x 10'8) Dual aspect double glazed windows. Radiator. Terracotta floor. Built-in cupboards and serving opening from Kitchen.

**Utility Room** 1.70m x 1.42m (5'7 x 4'8) Double glazed window. Plumbing for washing machine. Work surfaces with inset sink. Terracotta floor. Storage cupboards housing oil fired boiler. Fitted drying rail. Pully Maid aier.

**Cloakroom** White WC and hand basin. Double glazed obscure window with shutter. Radiator. Terracotta floor.

**Rear Entrance Boot Room** Quarry tiled floor. Storage bench and dresser. Windows and entrance door. Stable door to:

**Inner Hallway** Terracotta floor. Radiator. Inset ceiling lights.

**Sitting Room** 6.25m x 4.45m (20'6 x 14'7) A lovely spacious dual aspect room with double glazed windows and French doors to front garden. Brick open fireplace with fitted wood burning stove. Terracotta floor. 2 radiators. Double casement doors from hall. Inset ceiling lights. Door to:

**Family Room** 4.72m x 4.39m (15'6 x 14'5) An attractive reception room with terracotta floor, high vaulted ceiling with oak beams. Dual aspect with double glazed French doors to rear garden and double glazed window to front. Brick fireplace with fitted wood burning stove.





**First Floor Landing** Exposed beams above stairwell. Double glazed window to rear. Inset ceiling lights. Double doors to recessed linen cupboard. Recessed undereaves cloaks cupboard with hanging rail. Loft hatch. 2 radiators.

**Master Bedroom** 4.42m x 4.19m including wardrobes (14'6 x 13'9 inc) Two double glazed windows to rear. 2 radiators. Range of bespoke fitted floor to ceiling wardrobes to one wall with central folding section giving concealed access to:

**En-Suite Bathroom** 4.42m x 1.88m (14'6 x 6'2) White suite comprising bath with hand shower attachment, WC, bidet, glazed shower cubicle and inset hand basin with cupboards below. Dual aspect double glazed obscure windows with window shutters. 2 radiators with heated towel rails. Inset ceiling lights. Fully tiled walls. Access hatch to loft space. Amtico flooring.

**Bedroom Two** 4.34m x 3.43m (14'3 x 11'3) Double glazed window to front. Original feature fireplace. Three double doors to built-in bespoke wardrobes. Exposed beams. Radiator.

**Bedroom Three** 3.40m x 3.40m (11'2 x 11'2) Double glazed window to front. Original feature fireplace. Radiator. Two double doors to built-in bespoke wardrobes. Door leading to large, shelved cupboard.

**Bedroom Four** 3.38m into wardrobe x 2.62m (11'1 into wardrobe x ) Dual aspect double glazed windows to side and rear. Radiator. Inset ceiling lights. Four double doors to built-in bespoke fitted wardrobes.

**Family Bathroom** 4.01m x 1.73m (13'2 x 5'8) Glazed shower cubicle. White 'Charlotte' hand basin and WC. Inset ceiling lights. Fully tiled walls. Bath with hand shower attachment. Heated towel rail. Double glazed obscure window with shutters. Amtico flooring.

#### Outside

The property is superbly appointed on a plot of just over three quarters of an acre.

**2-Bay Cart Lodge** A large gravel driveway, with parking for several vehicles leads to the double car port with power and light connected and loft storage above with fitted ladder.

**Home Office** 4.34m x 3.86m (14'3 x 12'8) Located to the rear of the Cart Lodge. Excellent work space with telecoms set up for business use. Double glazed window. Radiator. Loft storage space with fitted ladder.



## Superb Gardens & Outbuildings

Imaginatively enhanced by the current owners over the years, there are various attractive patio areas creating great entertaining space, with areas of lawn and wild flowers, fruit trees, mature shrubs, flower and shrub beds. There is a fenced copse to the rear of the garden and various outbuildings:

'Malvern' summerhouse - 17'6 x 11'7, with power and light connected.

Main Shed - 15'10 x 9'8, with power and light connected. Fitted workbench.

'Robinson' greenhouse, with power and light connected

Tool shed and Mower Shed

Playhouse, compost bins, enclosed vegetable plot and chicken enclosure. Multiple outside power sockets and water taps.

## Agents Notes

Heating is via oil fired boiler to radiators. Private drainage system. Private water supply. Mains electricity. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

## Council Tax - Band G

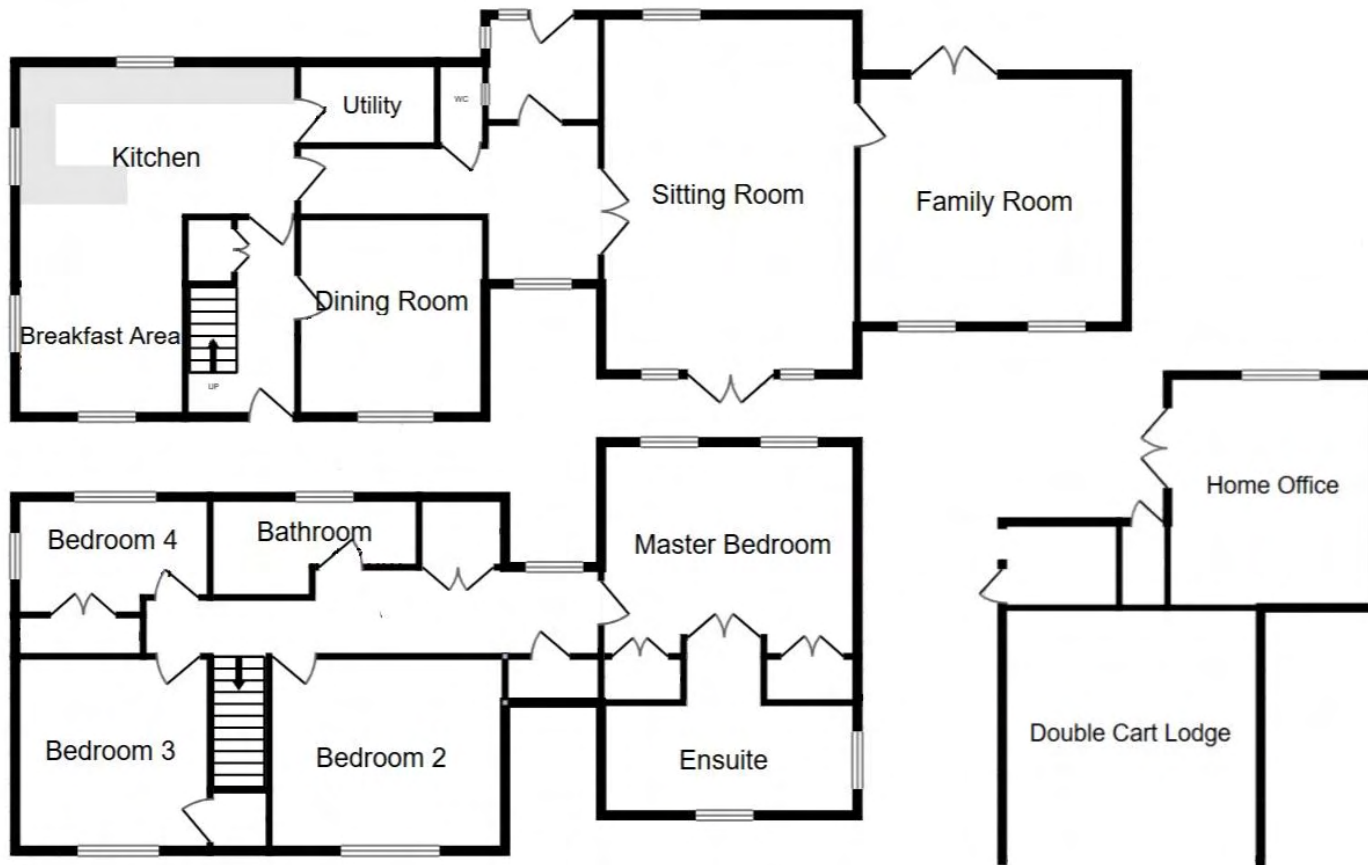
- Superb Grade II Listed Detached Home
- Stunning Views and Semi-Rural Setting
- 2205 sq ft Accommodation
- 0.79 acre Plot with Beautiful Gardens
- Double Cart Lodge
- Excellent Home Office & Summerhouse
- 4 Bedrooms and 4 Reception Rooms
- Farmhouse style Kitchen with AGA
- En-Suite & Family Bathrooms
- Superbly Presented and maintained





**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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