



Manor Farmhouse
Park Lane | Old Knebworth | Knebworth | Hertfordshire | SG3 6QB

STEP INSIDE

A magnificent 18th century country home offering exceptional multi-generational accommodation with a footprint approaching 5,500 sq. ft. Manor Farmhouse is not listed and sits comfortably in stunning mature grounds approaching 1.5 acres meticulously tended for the past 32 years by the current custodians. The original timber framed house is over 300 years old with later additions and was part of the historic Knebworth Park estate until the early 1980's. Located in the ever-popular North Hertfordshire village of Old Knebworth Manor Farmhouse is in excellent condition both inside and out and is a beautiful family home full of history and charm

Step inside

Upon entering, there is a welcoming reception hall leading to a elegant drawing room with fireplace, delightful family snug with log-burning stove and a large dining room. The dining room has a lovely bay window and adjoins the sunny orangery.

The modern fitted kitchen, with an Aga and pantry, has a second staircase to the principal bedroom. The utility room leads to the cloakroom and the back door. Outside there is a large covered and fenced area ideal for storing logs and wellies. A door from the dining room leads to the interconnecting hallway then through to the annex. Designed to be easily used for separate independent living, the hallway also has its own front door. The hallway leads into an impressive reception room with vaulted timber ceiling, large brick fireplace and doors to a private terrace and garden - it's currently set up as a fantastic games room. Boasting oak ledge and brace internal doors, there is a kitchen, shower room and two bedrooms, one of which is currently utilised as a home office.

Upstairs, the spacious and impressive landing has striking exposed ancient structural timbers, just off the main landing there is a second lobby accessing two further bedrooms and a 4th recently added modern shower room. The principal bedroom has a beautiful cast iron fireplace, floor to ceiling sash windows which frame the breath-taking views of the rear garden and countryside beyond, as well as allowing morning sunshine to flood in. The principal bedroom has an adjoining dressing room fitted with splendid oak ledge and brace internal doors and a well-appointed bathroom. There are four further double bedrooms, two of which have cast iron fireplaces, and a recently modernised large family bathroom with a shower and roll-top free standing Victorian bath.





















STEP OUTSIDE

Outside, the property is set well back from the road on a plot of approximately 1.5 acres and boasts a sweeping carriage gravel driveway with two white five bar gates to the front. The driveway provides ample parking and a detached double garage with EV charging point.

There is a natural screening by way of a mature, curved laurel hedge and trees with clipped box hedging and planted beds providing colour and interest for much of the year. The rear garden enjoys a lovely south easterly aspect and features several sun terraces which provides an ideal space for outdoor entertaining and al-fresco dining.

The rear garden has spectacular unspoilt views of arable farmland and woodland beyond. The garden has been creatively landscaped and is a particularly notable feature with an abundance of well stocked flower beds, a manicured lawn, rose arbour, a pond and an all-weather tennis court. Fresh vegetables are grown in the fenced raised garden.

Location

Manor Farmhouse is situated in a secluded position in the peaceful village of Old Knebworth, a traditional and sought-after rural village with a public house, church and cricket pitch. Other village facilities are located only a short drive away in Knebworth including a post office, doctors surgery and a sought-after primary school. Knebworth house is nearby together with Knebworth Golf Club. Although in a village location, its extremely convenient with Knebworth mainline station (London's Kings Cross from 25 minutes) just 1.4 miles away, Hitchin 5.7 miles, Stevenage 4.5 miles (Marks and Spencer), Welwyn Garden City 6.3 miles (John Lewis) and Harpenden is 10.1 miles.

Other information

The current owners have commissioned an architect to create a fabulous kitchen / dining room with central island and 2 sets of French doors leading on to the rear terrace / garden. A copy of these plans and CAD video walk through are available for interested parties.

If further accommodation is required, there is scope for developing into the attic space above the double garage and annex (subject to the relevant permissions).

We have also been advised that if the annex were to be let out on short term basis, it would generate in excess of £200 per night.

There is also a public footpath that runs adjacent to the tennis court within the edge of the boundary of the property.

Mains Electricity | Mains drainage | Mains Gas Central Heating | North Herts Council









TOTAL FLOOR AREA: 5338 sq.ft.(496 sq.m.) Including Garage & Outbuilding

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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