



Lamsden House
Blue Hill Farm | High Elms Lane | Watton At Stone | SG14 3RL

LAMSDEN HOUSE

Built in 2010 and nestled on the outskirts of Watton-at-Stone, Lamsden House is an exceptional family home enjoying approximately nine acres of paddock and far-reaching farmland views. A stunning glass extension spans the rear of the property, creating a spectacular open-plan kitchen, dining and living space, complemented by three further reception rooms. The accommodation includes six bedrooms across two floors, together with a versatile home office. Outside, the property continues to impress with a detached double garage and room above, stables, greenhouse, play area and hot tub, all set within beautifully positioned grounds. An exceptional rural family home offering space, style and an enviable country lifestyle.

Introduction

Lamsden House is a substantial and beautifully considered country residence, comprehensively renovated in 2021 to create a home that combines traditional rural character with exceptional modern comfort, technology and infrastructure. The 2021 renovation was extensive, incorporating a ground-floor extension, new windows throughout and newly appointed bathrooms, together with significant investment in the property's heating, energy and electrical systems. The result is a home that has been thoughtfully upgraded not simply cosmetically, but fundamentally, with an emphasis on quality, efficiency and long-term resilience. The property benefits from an existing ground source heat pump, which was extended as part of the works and is covered by a new warranty. This provides underfloor heating to the ground floor, with radiators serving the upper floors, creating an efficient and highly comfortable heating system throughout the house. Energy generation has also been carefully considered. There are two separate solar installations: panels positioned above the top-floor office generate power for the domestic hot water, while the larger array on the outbuildings generates electricity for the house and charges the property's battery storage. This has been complemented by a three-phase electricity supply, providing the capacity to comfortably support modern demands including the hot tub, EV charging and battery storage, with ample provision should air conditioning be introduced in the future.

In short, Lamsden House has been upgraded with the future in mind — offering the rare combination of a prestigious country setting with sophisticated, energy-conscious infrastructure already in place. As is appropriate for a rural property, Lamsden House operates its own private sewage treatment system, a Klargester, which is shared with the neighbouring Dairy Barn on an agreed cost-sharing basis. The system has recently been upgraded with a new motor. Technology and entertainment have also been discreetly integrated into the house, including ceiling-mounted speakers within the dining room, complementing the considered specification throughout. The full details of the accommodation, grounds, outbuildings and specification will follow, but taken as a whole, the scale of the 2021 renovation, the quality of the infrastructure and the investment in renewable energy and future-proofing are central to understanding Lamsden House as an aspirational country property.





STEP INSIDE

The front door opens into a welcoming entrance hall, with generous space for coats and a stylish cloakroom tiled with striking aqua blue vertical tiles and a sink set on a marble worktop. From here, a further door leads into a spacious central lobby, providing an immediate sense of the flexibility and scale of the house, with the principal rooms arranged naturally around it. Overlooking the front driveway is a versatile reception room, currently used as a home office with built in desk space, wooden shutters on the windows and carpeted floor. Alongside a further reception room which has most recently served as a playroom has beautiful wallpaper, carpets and a large window. Both rooms offer considerable flexibility and could readily be adapted to suit the individual requirements of the next owners.

Beyond the lobby, sliding pocket wooden doors open into the exceptional open-plan kitchen, dining and family space — undoubtedly the heart of Lamsden House. This is a truly breathtaking room, spanning almost the entire width of the house and designed to make the most of its remarkable rural setting. A wall of expansive double-glazing draws the garden and surrounding landscape into the house, with far-reaching views extending towards the boundary and across the nine-acre paddock. The glazing has been solar-treated to reduce glare while retaining the extraordinary sense of light and connection with the outdoors. The kitchen is a beautifully considered blend of timeless, traditional styling and contemporary functionality, designed to be both visually striking and exceptionally practical.

Vivid teal-green cabinetry provides a distinctive splash of colour, beautifully complemented by elegant quartz worktops. The substantial central island forms the focal point of the room, with a sophisticated waterfall-edge finish creating a seamless, sculptural effect. Above it, three statement pendant lights illuminate the generous preparation and entertaining space.

Designed with sociable family living in mind, the island comfortably accommodates four bar stools and incorporates extensive storage, deep drawers, a secondary sink and a ceramic hob with integrated extractor. The kitchen is exceptionally well equipped; a Quooker hot water tap, a double butler sink, two integrated dishwashers, two bin stores, a breakfast station style cupboard with full-height fridges on either side, two electric ovens with warming drawers beneath, a microwave, a built-in coffee machine, a pull-out pantry cupboard and a substantial wine fridge.

Large-format porcelain floor tiles provide a sleek, contemporary finish while being non-porous and highly practical for everyday family life. More than simply a beautifully appointed kitchen, this is a space designed to be lived in — the natural heart of the house and an ideal setting for everything from relaxed family breakfasts to entertaining friends.

Immediately adjoining the kitchen is a generous and highly practical utility room, fitted with a combination of under-counter and wall-mounted storage, a double sink, bin cupboard, two full-height integrated freezers, washing machine and tumble dryer. Open shelving offers perfect shoe storage, and a corner cupboard hides the boiler and manifold away. There is an electric opening roof light with rain sensor, providing natural light, ventilation and automatically closing when rain is detected. A rear door provides direct access to the garden, adding further practicality and making the utility room particularly well suited to country living, muddy boots, dogs and outdoor entertaining.

The open-plan space has been cleverly zoned to create distinct areas for dining, relaxing and entertaining without compromising the impressive sense of volume and continuity. Directly opposite the kitchen is a dedicated dining area, comfortably accommodating a large dining table beneath two striking pendant lights. Beyond this is a more informal family area, framed by an exposed brick wall with provision for a wall-mounted television — an inviting space in which to relax. In this corner of the room, the glazed sliding doors open wide during the warmer months, extending the living space onto the patio and creating an exceptional setting for long lunches, summer suppers and relaxed al fresco entertaining. At the other side of this room, a further seating area is subtly defined by beautiful herringbone timber flooring. From here, the views become particularly compelling, taking in the fruit orchard and expansive paddock beyond. It is a wonderful spot from which to enjoy the changing seasons and, in the evening, a glass of wine as the sun sets over the surrounding countryside. Adding an unexpected touch of theatre, a sunken spiral wine cellar sits within the open-plan space, accessed via an electric safety-glass hatch. Further informal seating is incorporated at the kitchen peninsula, reinforcing the room's natural role as a space for gathering and entertaining. Double doors lead from this exceptional entertaining space into a more intimate and traditional reception room. The cosy lounge has a handsome wood-burning stove as its focal point, set against a striking turquoise tiled fireplace. The vivid stove and contemporary colour palette bring a fresh, individual character to the room, while the wooden flooring and generous proportions retain a sense of warmth and comfort. A large picture window frames views across the garden and orchard, creating another beautiful connection with the surrounding landscape. Glazed double doors lead back through to the central lobby, where floor to ceiling cupboards house the 'comms' equipment and offer coat storage opposite another useful understairs cupboard. Climbing the carpeted staircase you can't help but admire the stunning glass pendant light hanging in front of the large window, giving this staircase a light and luxurious feel.









First Floor

The first floor opens onto an impressive, generously proportioned landing from which the principal bedrooms and family accommodation are arranged. The first bedroom is a beautifully presented double room with a private en-suite shower room and a substantial walk-in wardrobe. Two floor-to-ceiling picture windows provide exceptional views across the surrounding countryside, filling the room with natural light and making the most of its elevated position. The principal bedroom suite is particularly impressive. Generously proportioned and complemented by a walk-in wardrobe, it has been designed as a luxurious private retreat. The en-suite shower room is finished in striking marble-effect large-format tiles, with sophisticated black sanitaryware, twin vanity basins and a substantial double shower which also incorporates a steam-room function. Within the bedroom itself, fitted dressing and storage furniture combines with a characterful feature wall behind the bed. However, it is the extraordinary floor-to-ceiling picture window that provides the defining feature. With uninterrupted views across the landscape, it creates an almost immersive relationship with the countryside beyond and gives the room an exceptional sense of peace and privacy. Across the landing is the generous family bathroom, centred around a substantial inset bath positioned beneath the window. Twin basins, two heated towel rails and a separate double shower cubicle complete the well-appointed space. Two further double bedrooms are positioned nearby, offering excellent accommodation for children, family or guests. A second staircase, illuminated by wall lighting, continues upwards to the top floor.









Second Floor

The second floor provides a further level of highly versatile accommodation and is one of the features that gives Lamsden House such flexibility for modern family life. The first room is a well-proportioned double bedroom, with Velux windows overlooking the rear garden and useful storage incorporated within the eaves. The landing itself makes excellent use of the roof space, with additional built-in storage cupboards, before leading to a shared shower room and a further double bedroom, again enjoying Velux windows with views over the garden. The third room on this level has most recently been used as an office, but its generous proportions make it suitable for a wide variety of uses. This entire floor could be configured as a self-contained area for a live-in nanny or housekeeper, dedicated accommodation for older children and their friends, a substantial home-working environment or even offices for a business run from home. Equally, it can simply provide an additional private wing for family and guests. The versatility of this upper level, combined with the generous accommodation throughout the principal floors, makes Lamsden House particularly well suited to modern country living — offering space not only for everyday family life, but also for entertaining, working from home and accommodating guests in complete comfort.





STEP OUTSIDE

Lamsden House is approached via High Elms Lane, with a shared driveway serving a small number of neighbouring properties and impressive electric gates marking the entrance to the drive. The attractive brick-paved driveway provides a smart and low-maintenance approach, with ample parking for up to six vehicles. The substantial double garage benefits from an EV charging point, while an external staircase leads to a versatile room above. Fully insulated and equipped with power, lighting, fast internet, carpet and built-in storage, this excellent additional space lends itself equally well to a home gym, private office, teenage den or simply generous additional storage.

Opposite the garage is a substantial range of stables, with solar panels installed above. A corner door opens into a generous tack room, currently used for garden equipment and the mower, with both power and lighting. Beyond this are two further double garages, currently used for storage, one of which houses the batteries serving the property's solar panel system. Additional solar panels are discreetly positioned on the roof of the main house, above the top-floor office. Rounding the stables, an impressive aluminium greenhouse immediately catches the eye. Constructed in 2020 in a traditional style, it has been thoughtfully designed with a brick floor, raised beds and bespoke shelving, together with lighting, power and a water supply — an ideal space for the keen gardener. From the greenhouse, broad brick paving gives way to a wide concrete path, leading through the grounds past a charming orchard of established fruit trees. Beyond this is a dedicated chicken area, securely enclosed with timber and wire fencing. The fox-proof coop sits on a solid concrete base, creating a practical and secure environment for keeping poultry.

As the gardens open out behind the house, the setting becomes truly captivating. The expansive view across the meadow and down the gently sloping land is one of the defining features of Lamsden House, with approximately 8.2 acres extending towards the hedge line and uninterrupted rural views beyond, across rolling fields rising towards the surrounding woodland. Along the rear elevation, large-format patio tiles create an elegant entertaining terrace, leading beneath a striking aluminium pergola. Its electric louvred roof provides effortless control over sunshine and shade, while blinds to all three sides allow the space to be enjoyed in a variety of weather conditions. It is an exceptional setting for outdoor dining and entertaining throughout the warmer months.

At the corner of the terrace is a handsome brick-built, wood-fired oven and outdoor kitchen, complete with generous work surfaces and electrical sockets. The path then narrows along the side of the house, leading to the rear entrance from the utility room, where both hot and cold water taps are conveniently provided. A discreet pedestrian gate at the far end provides access to the shared driveway. This side of the garden has been designed with relaxation and family enjoyment very much in mind. A substantial timber deck houses a hot tub beneath an attractive wooden gazebo, with built-in steps surrounding the tub and integrated lighting and power sockets. The hot tub, which has been regularly serviced, has recently benefited from new head cushions and a new cover.

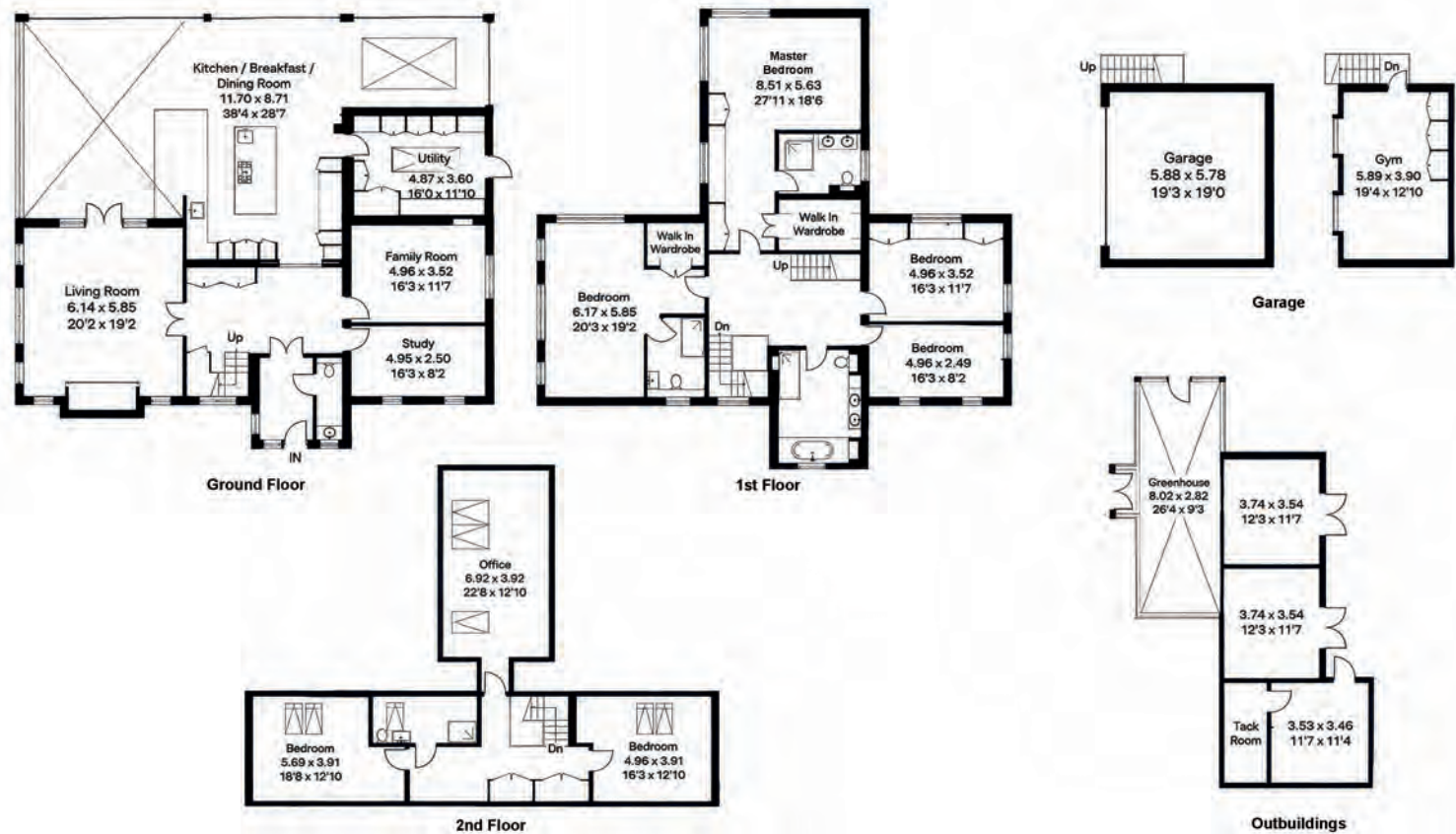
The children's play area is particularly appealing, with a sunken trampoline seamlessly integrated into the lawn, together with a wooden swing and slide set. Positioned to overlook the meadow, it provides a wonderful space for children to play while enjoying the sense of freedom and openness that characterises the grounds. Set back behind wooden fences is the klargester which serves the house and a neighbouring property.

The principal meadow is predominantly laid to grass and is designated for agricultural use only. The land has previously benefited from planning permission for a range of stables. The current owners have an informal arrangement with a local farmer, who occasionally grazes sheep on the meadow in return for maintaining the ditches and hedgerows, helping to preserve the attractive rural character of this exceptional setting.









TOTAL FLOOR AREA: 6655 sq.ft. (618.3 sq.m.) approx. Including Outbuildings & Garage
MAIN HOUSE: 5281 sq.ft. (490.6 sq.m.) approx.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	53 E	
21-38	F		
1-20	G		

Fine & Country Ware, Hertford and Welwyn
Office 1, 21 Baldock Street, Ware, Hertfordshire, SG12 9DH
+441920 443898 | ware@fineandcountry.com

