



The Farm House, Crabbs Green Farm  
Stocking Pelham, Buntingford, SG9 0JB

FINE & COUNTRY

## The Farm House, Crabbs Green Farm, Stocking Pelham, SG9 0JB

An attractive 17<sup>th</sup> century detached farm house full of charm and character with beautiful exposed beams and original fireplaces offering in excess of 3000 square feet of accommodation all well positioned in a rural setting with glorious open front views.

The farm house offers four bedrooms, two receptions and a large spacious open plan kitchen diner which occupies a large part of the ground floor. The property was extended around 20 years ago which now houses the kitchen diner and the principle room on the first floor.



# STEP INSIDE

## The Farm House

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Walking into the main entrance one finds themselves in the central part of the home which is used as a snug/entrance hallway with a large inglenook fireplace to your right which houses a multi fuel burning aga type stove with an attractive brick surround, this then further leads to the rear part of the house where the kitchen diner can be accessed along with the formal lounge and stairs to the first floor with plenty of beams and exposed timbers on show.

The kitchen diner runs from front to rear with dual aspect views and a second Aga/oil burning stove which has been well located within the second fireplace, in addition to the aga there is also a second cooker which uses bottled gas. Passing through the kitchen there is a second porch with another front entrance. Moving back passed the central part of the house, one enters the lounge which again is awash with exposed beams and timbers with the reverse side of the large inglenook to sit around on those cozy winter evenings.

Also located on the ground floor is a large bedroom with dressing area which could be the principle room depending on how the family is configured.

Moving upstairs there are three bedrooms with the main bedroom having an en-suite and dressing room, this room could be divided into two rooms with the dressing room becoming the fifth bedroom if needed. The other bedrooms are of good sizes and there is a well-proportioned family bathroom all of which are in excellent condition.















# STEP OUTSIDE

## The Farm House, Crabbs Green Farm

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A remote setting with gorgeous views to the front of open well kept common land. Just past the farm house is a double cart lodge with storage to the side and plenty of space above, there is plenty of parking and also scope to create or enlarge the front garden if one needed to.

Around the rear of the property it is all paved with recently erected fence panels to offer privacy.

To the front of the farm is a large opening of common land which is very idyllic and adds to the remote country vibe.

Local Authority: East Herts DC 01279 655261.

Council Tax Band: F

EPC: Exempt





# LOCATION

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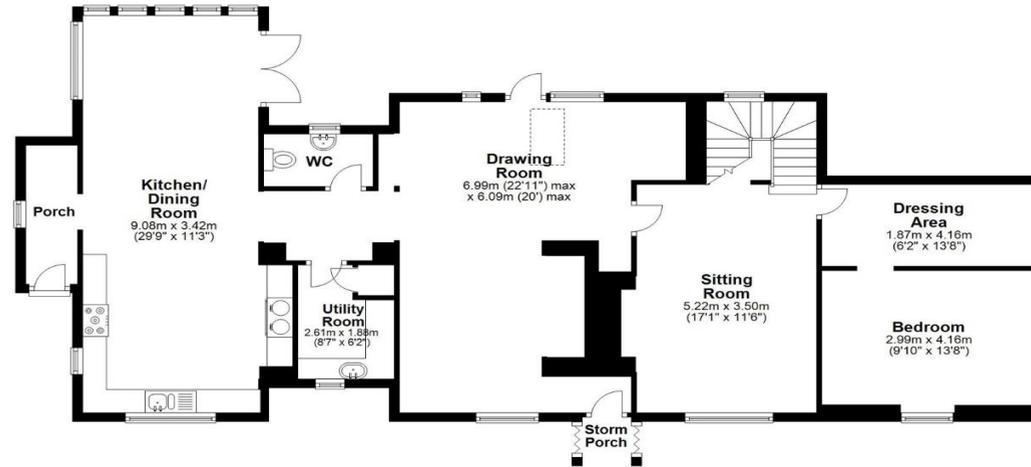
Stocking Pelham is a village and civil parish in the East Hertfordshire district of Hertfordshire, England. It is located on the border with Essex, around 6 miles (10 km) east of Buntingford.

The village is one of the three Pelhams, along with the nearby Brent Pelham and Furneux Pelham.

Access to Bishops Stortford, the A10 or the M11 is very easy for commuting, shopping or schooling with excellent primary, secondary and colleges all within easy reach.

# CRABBS GREEN FARM

**Ground Floor**  
Approx. 130.8 sq. metres (1407.5 sq. feet)



**First Floor**  
Approx. 112.4 sq. metres (1209.8 sq. feet)



Total area: approx. 291.2 sq. metres (3134.1 sq. feet)

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.



AGENTS NOTE: Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Floorplans are for guidance only, are not to scale and should not be relied upon for their accuracy



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