



**GURNEYS FARMHOUSE**

Watery Lane, Marsworth, Tring, Hertfordshire, HP23 4LZ



1887

## GURNEYS FARMHOUSE

OFFERS IN EXCESS OF £800,000 FREEHOLD

**An exciting opportunity to restore this gorgeous, detached Rothschild cottage to its' former glory, standing on approximately half an acre, right next to the Grand Union Canal in Marsworth.**

An idyllic canal side location in the Buckinghamshire village of Marsworth, close to the church and just a short walk to the Red Lion pub. This delightful cottage stands in the centre of a half an acre or so of mature gardens with excellent scope to extend (subject to planning etc). The house is NOT listed and is ready for those looking for a project to create their 'forever home'.

The accommodation briefly comprises: entrance porch, hall with stairs to the first floor, dual aspect lounge with fireplace, dining room with fire place, study, kitchen, boot room porch, w/c, three bedrooms and a family bathroom. There is also a room in the eaves with very limited headroom. There is a detached outbuilding divided into three rooms and a detached garage. The gardens wrap around the property with flower beds, green house and a well which provides the cottage with water. The property is connected to mains drainage and has a large calor gas tank towards the entrance of the property which supplies gas to the central heating system.

There is an extensive driveway providing abundant offroad parking.

Gurney's Farm House is a 'Rothschild' cottage set amongst generous gardens in the heart of Marsworth village, just a couple of miles from Tring and surrounded by some of the areas most picturesque countryside. The property stands adjacent to the grand Union Canal and just along the road from the Red Lion, a 17th century country gastro pub. There's a village hall and canal side tea rooms and Tring is only two miles away providing a selection of shops, restaurants and most day to day amenities along, with a regular bus service to and fro. The A41 dual carriage way can be accessed at Tring linking to the M25 (J20) providing convenient access to the London airports. Tring train station offers a fast and frequent service to London Euston (approximately 38 mins) making Marsworth a popular choice for commuters looking for a country village lifestyle.





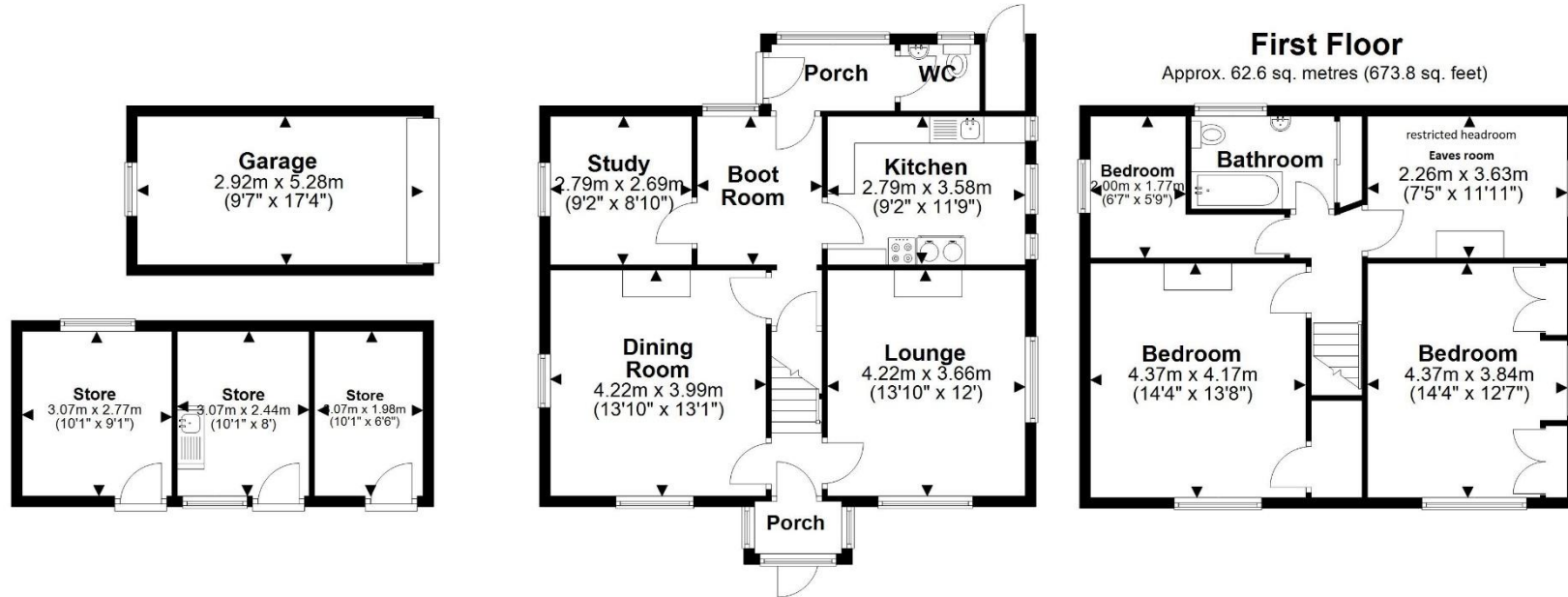






## Ground Floor

Approx. 108.6 sq. metres (1168.6 sq. feet)



Total area: approx. 171.2 sq. metres (1842.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Plan produced using PlanUp.□

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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EPC rating TBC