











Pipers Lane, Harpenden, AL5 | Freehold

-  5 Bedrooms
-  4 Bath/Shower Rooms
-  3 Reception Rooms
-  Driveway Parking
-  Large Garden
-  EPC Band TBC
-  Council Band: G – £4,096.96 2026/2027
-  St Albans District Council

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The  
**Collection**  
TOWN | COUNTRY | EQUESTRIAN

## Pipers Lane, Harpenden, AL5

A delightful farmhouse style family home set in over four acres of paddock and woodland, close to Harpenden.

Beautiful farmhouse style family home

Secluded location close to countryside

Extensive land with paddocks and woodland

Over 4 Acres in total

Character features

5 Bedrooms

3 Reception Rooms

### Description

Grove Farm is an attractive detached family home that has been lovingly extended to produce a well-balanced, comfortable home. Set in around four acres of formal gardens paddocks and mixed woodland on the South Eastern side of Harpenden within easy reach of local shops as well as a few minutes drive from Harpenden centre and excellent school and transport links.

The house is an attractive farmhouse style double fronted home with a large entrance porch leading to double front doors leading into a large reception hall with original wooden boarded flooring and a large open fireplace and staircase. As part of the original farmhouse this reception area has been used as a formal dining room. Double doors from the reception hall lead through to the heart of the house - a large extended kitchen-breakfast and family room that spans most of the rear of the house, attractively fitted with modern appliances and an Aga and enjoying charming views of the gardens and the fields and woodland beyond. The breakfast area provides a family dining and living area. There is a large dual aspect living room with a natural brick inglenook fireplace and double doors onto the patio. An inner hallway with wood burning stove leads to a fully fitted utility area leading to the study which could provide a fifth bedroom or playroom. Upstairs the well balanced accommodation provides a large principal bedroom serviced by a recently re-fitted en-suite bathroom. There are four further bedrooms and a family bathroom.

Outside the front garden provides a large gravel driveway and the grounds wrap around the house, giving privacy and seclusion. Mainly paddocks there is also a delightful mixed deciduous woodland area all well fenced. Extensive off road parking to the front and a long partly share driveway lead to a small number of highly exclusive homes.



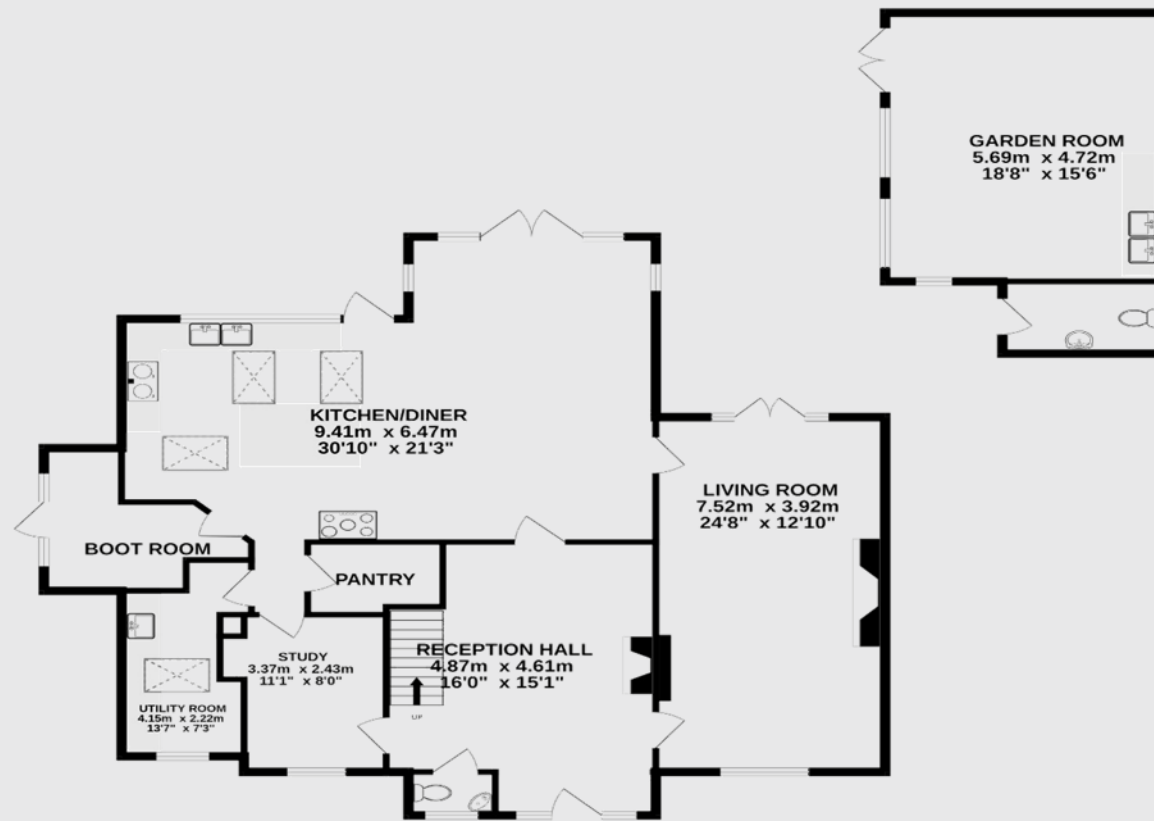
## Location

Grove Farm is a wonderful opportunity to enjoy the benefits of Harpenden whilst enjoying the peaceful surroundings of panoramic countryside. The home is positioned off a private road, accessed from Pipers Lane it services a select number of homes that once formed part of what was once the grounds of 'The Grove,' a building that is visible on the approach to Grove Farm. The private setting provides a rare ambience and a real feeling of tranquillity and yet is just under a mile from the extensive shopping facilities of Southdown. Harpenden's Town Centre and mainline station are approximately 1.2 miles away and provide access to St. Pancras International in under 30 minutes. An healthy location for a happy family home!

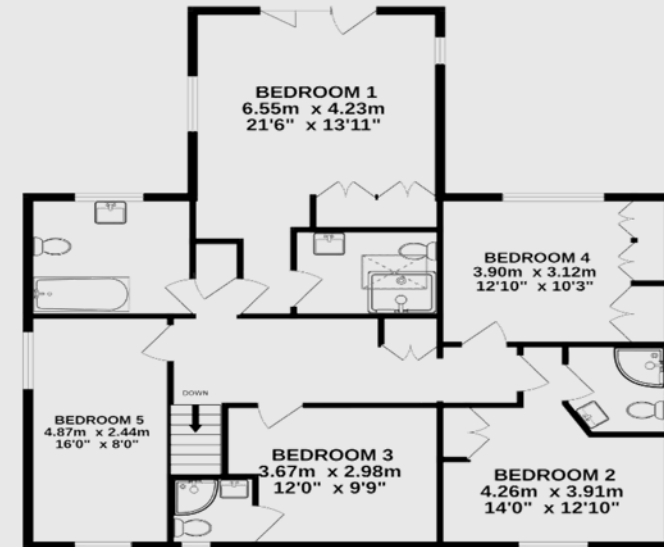








**GROUND FLOOR**  
160.7 sq.m. (1730 sq.ft.) approx.



**1ST FLOOR**  
97.6 sq.m. (1051 sq.ft.) approx.

**TOTAL FLOOR AREA : 258.3 sq.m. (2780 sq.ft.) approx.**

This floorplan is for illustration purposes only, the measurements and position of each element are approximate and must be viewed as such

**IMPORTANT INFORMATION:**

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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Contact one of our property experts today:

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