



Gurneys Lane, Holwell, SG5 3SN | Freehold

 5 Bedrooms  3 Bath/Shower Rooms  4 Reception Rooms  Garage & Driveway  2.75 Acres

 EPC Band N/A  Council Band: G – £4,023.30 2026/2027  North Hertfordshire District Council

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Gurneys Lane, Holwell

Exceptional Grade II listed farmhouse dating from circa 1640, set in approximately 2.75 acres with an indoor pool, extensive outbuildings and glorious countryside views.

🔑 **Magnificent Grade II listed farmhouse CHAIN FREE**

🔑 **Dating back to circa 1640**

🔑 **Approx. 5,901 sq. ft. of accommodation**

🔑 **Set within 2.75 acres of glorious grounds**

🔑 **Bespoke kitchen & elegant reception rooms**

🔑 **Beautifully preserved period features**

🔑 **Far-reaching countryside views**

Description

Believed to date from circa 1640, Church Farm is an extraordinary Grade II listed residence, representing one of Holwell's most distinguished period homes. Occupying approximately 2.75 acres of beautifully landscaped grounds, the property offers an outstanding blend of architectural heritage, refined family living and exceptional leisure facilities, extending to approximately 5,901 sq. ft. Approached via a sweeping gravel carriage driveway, the house immediately impresses with its handsome elevations, mellow brick and timber-framed construction, and beautifully preserved clay tiled roof. Having evolved over more than five centuries, Church Farm retains a remarkable wealth of original craftsmanship. The welcoming entrance hall provides an inviting introduction before unfolding into a series of beautifully balanced reception rooms. The magnificent 31ft living room forms the heart of the home. A wonderfully proportioned space centred around a striking period fireplace. The formal dining/family room provides a superb setting for entertaining and flows effortlessly into the bespoke kitchen and breakfast room. Designed with modern family life in mind, the kitchen features an extensive range of handcrafted cabinetry and integrated appliances, generous preparation space and ample room for informal dining, all while enjoying delightful views across the gardens. Beyond lies a practical utility room and a separate study, perfectly suited to home working. Completing the ground floor is a cloakroom/WC and a beautiful orangery, providing a tranquil place from which to enjoy the surrounding gardens throughout the changing seasons. The first floor continues to impress, offering five generously proportioned bedrooms, each rich in individual character. The principal suite enjoys fitted wardrobes, dual-aspect views and a luxurious en-suite bathroom, whilst the remaining bedrooms are served by two beautifully appointed shower rooms and a further en-suite bathroom, creating versatile accommodation for both family life and visiting guests.



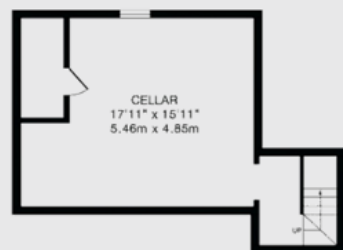
Outside

The grounds are every bit as captivating as the house itself. Sweeping lawns are interspersed with mature specimen trees, established hedging and beautifully stocked planting, creating an exceptional sense of privacy and tranquillity. A substantial wildlife pond, together with a variety of terraces and seating areas, provides wonderful places from which to enjoy the uninterrupted views across the surrounding Hertfordshire countryside. A particular highlight is the detached pool house, centred around a magnificent 40ft heated indoor swimming pool, providing an exceptional year-round leisure facility. Whilst the pool is operational, prospective purchasers should note that it would benefit from routine servicing together with the replacement of the pool lining. Complementing the principal residence is an impressive, detached garage complex extending to almost 900 sq. ft., providing garaging for several vehicles together with a substantial first-floor studio offering exceptional versatility as a home office, gymnasium, creative studio or ancillary accommodation, subject to the necessary consents. In addition, the extensive shingled driveway provides generous off-road parking for numerous vehicles. Church Farm represents a genuinely rare opportunity to acquire a residence of exceptional architectural significance. Beautifully preserved and sympathetically enhanced, it effortlessly combines over five centuries of history with the space, comfort and lifestyle expected of a distinguished country home, all within one of North Hertfordshire's most picturesque rural settings.

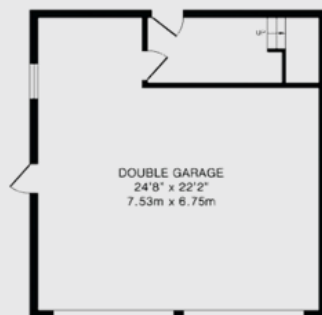




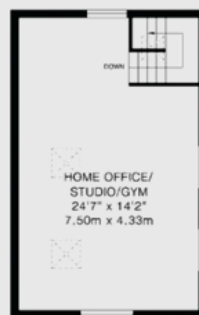




Cellar
340 sq.ft.(31.6 sq.m)approx.



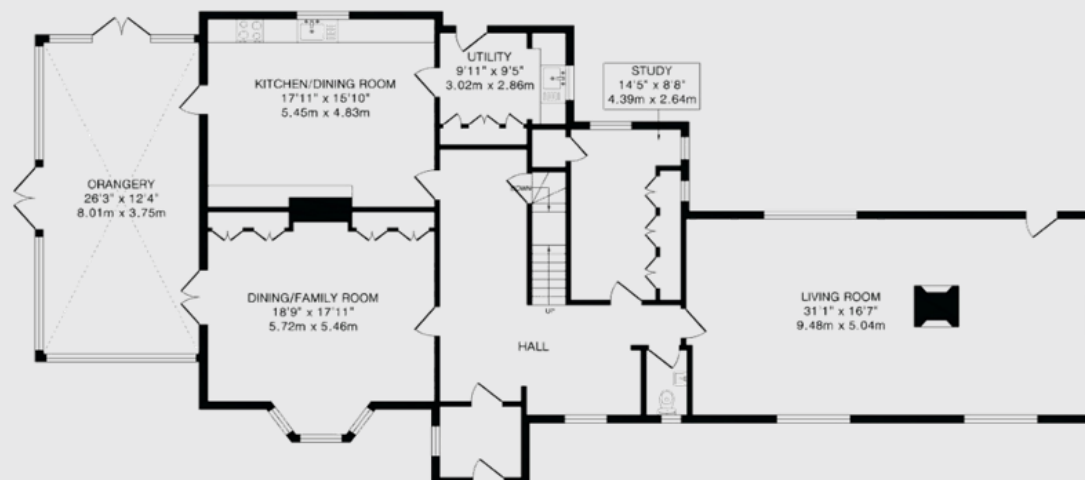
Garage Ground Floor
547 sq.ft.(50.8 sq.m)approx.



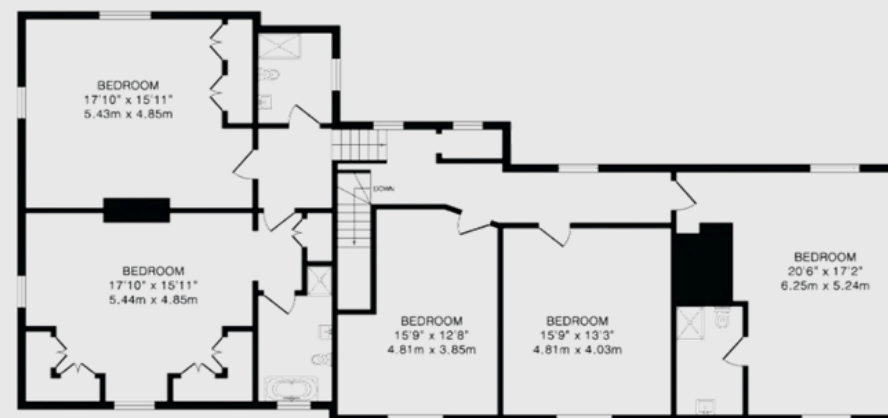
Garage First Floor
351 sq.ft.(32.6 sq.m)approx.



Outbuilding
886 sq.ft.(82.3 sq.m)approx.



Ground Floor
2049 sq.ft.(190.3 sq.m)approx.



First Floor
1728 sq.ft.(160.5 sq.m)approx.

TOTAL FLOOR AREA: 5901 sq.ft.(548.1 sq.m)approx.

IMPORTANT INFORMATION:

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