



Mill Race, Swallow Island, Hertford

SG14 1NZ

Offers In Excess Of £1,750,000



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## Mill Race Swallow Island, North Road, Hertford, SG14 1NZ

Enviably and Tranquil Town Centre Location - A rare opportunity to acquire this substantial detached family home, uniquely positioned on a small island in the heart of Hertford. Surrounded by mature trees, the setting offers a true sense of seclusion and escapism, all within easy reach of town centre amenities. The stylish and generously proportioned accommodation comprises a spacious entrance hall, downstairs wc, three versatile reception rooms, a well-equipped kitchen/breakfast room, and a separate utility room on the ground floor. Upstairs, the first floor offers five bedrooms, including a principal suite with an en-suite shower room, along with a modern family bathroom. Occupying a gated plot of over 0.25 acres, the property boasts beautifully landscaped gardens that extend to the banks of a peaceful stretch of the River Beane. Additional features include a double garage, car port and parking for 8 plus cars.

On top of all the features, there is a further GEM. A brick built bridge over the River Beane.. gated off providing secluded, quicker rear access to both Millmead school, Sainsburys and Hartham Park.

Mill Race on Swallow Island offers a rare combination of exclusivity, riverside tranquillity, and direct proximity to Hertford's amenities. It's an ideal setting for those seeking a private, nature-rich residence in the town centre. Hertford North train station is under 0.5 miles away providing excellent connectivity to London's Moorgate and Kings Cross. The quaint town centre is only a short distance away providing excellent independent shops, restaurants and coffee shops.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

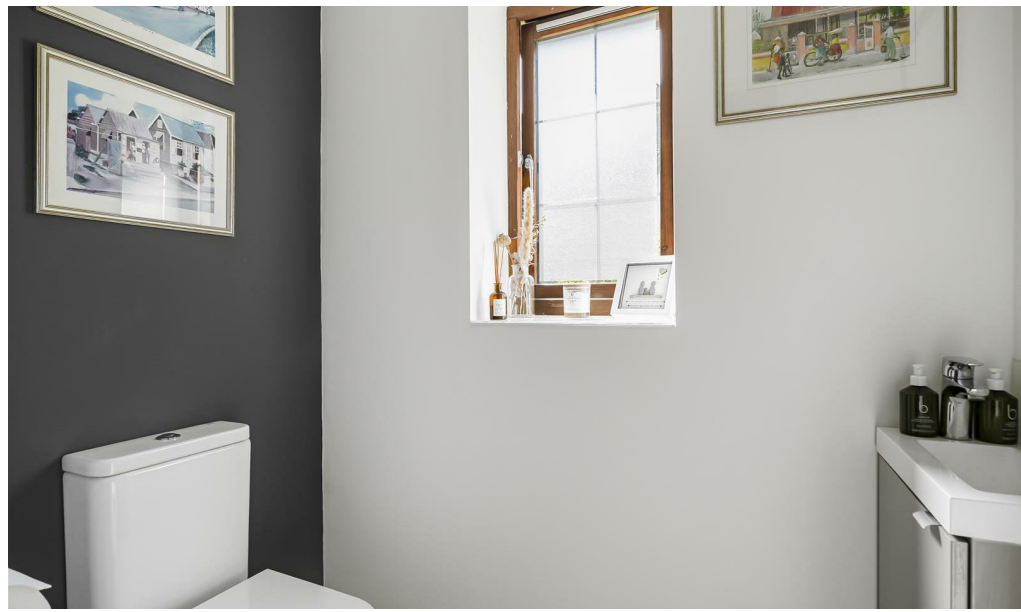


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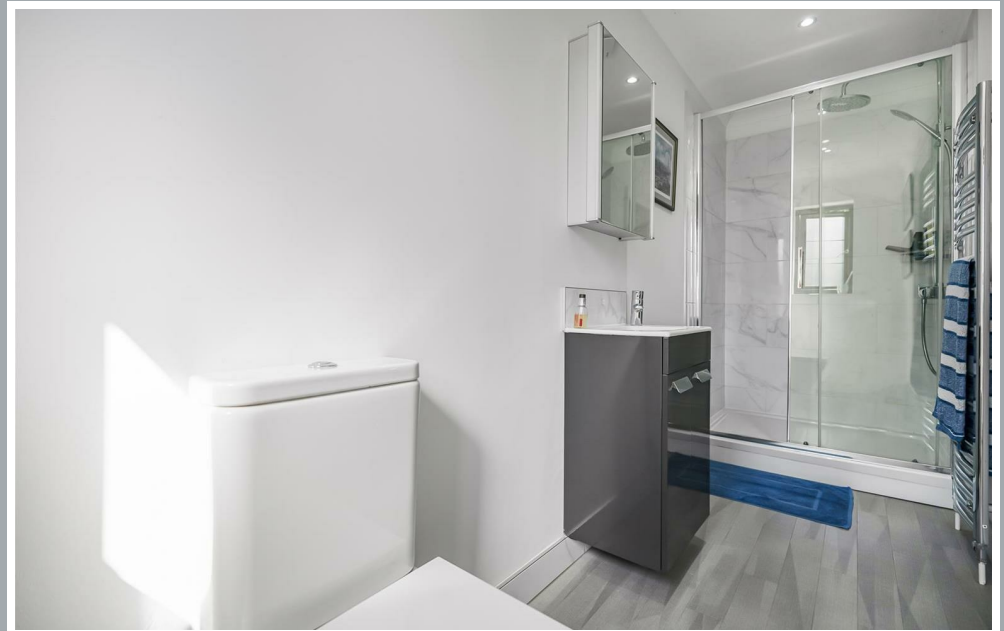


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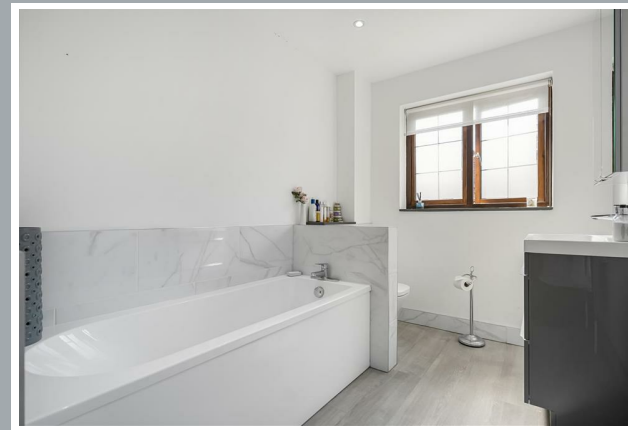
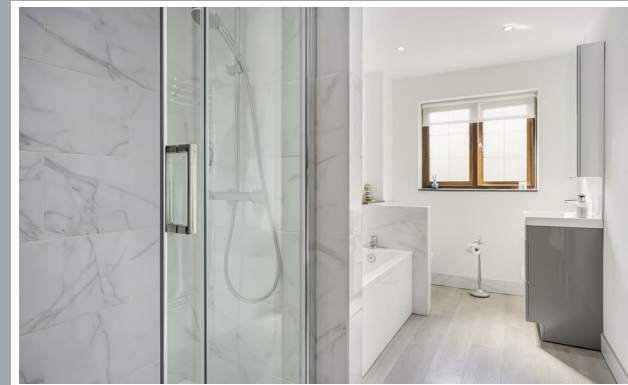




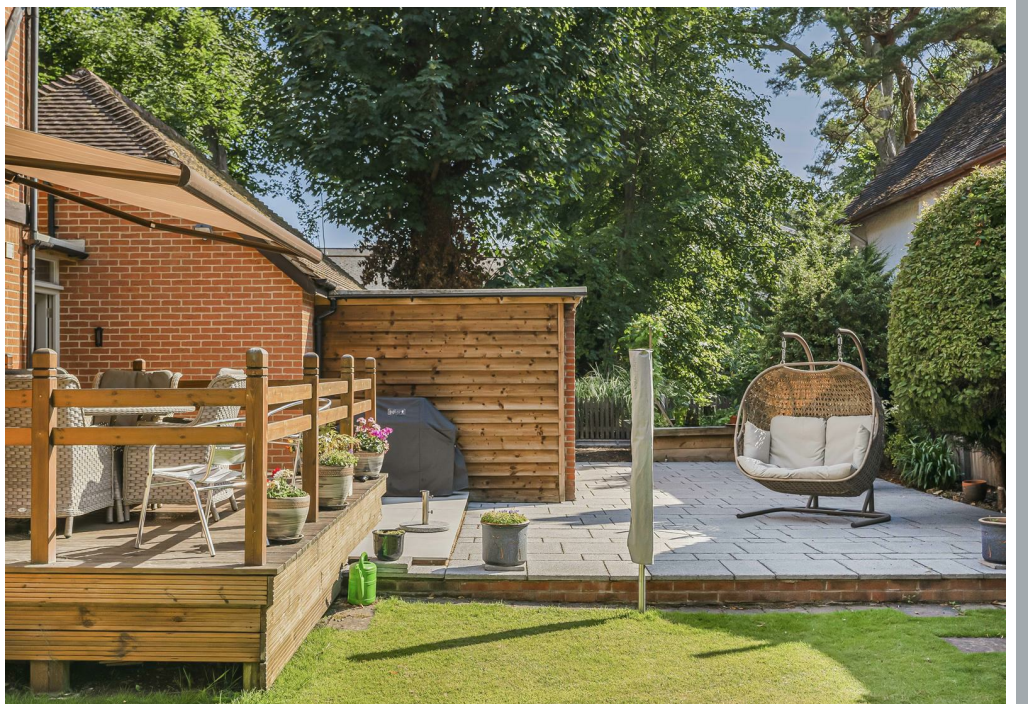
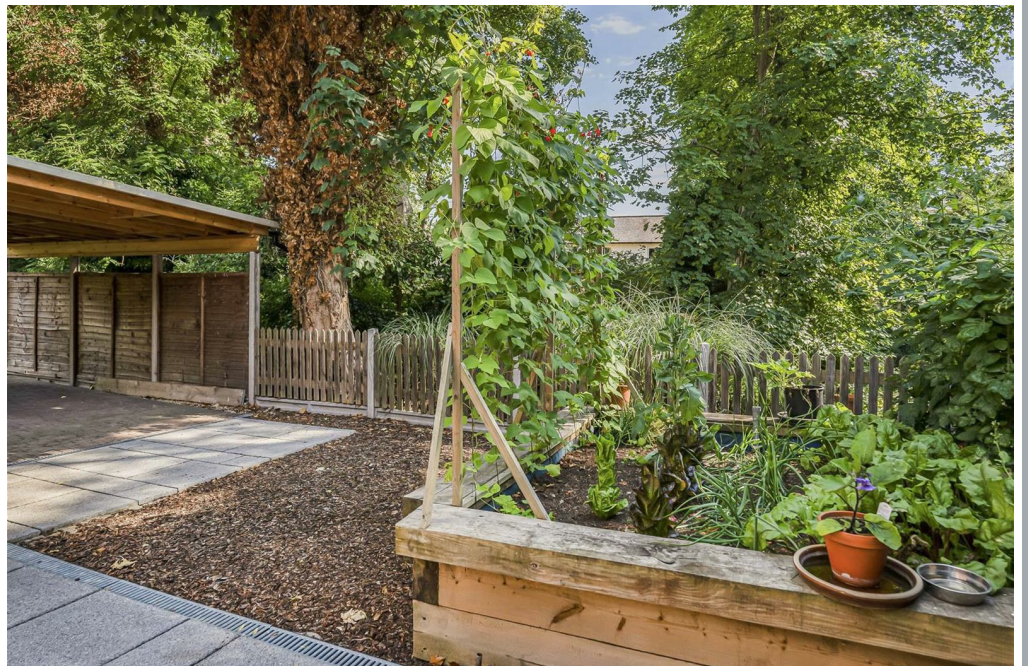
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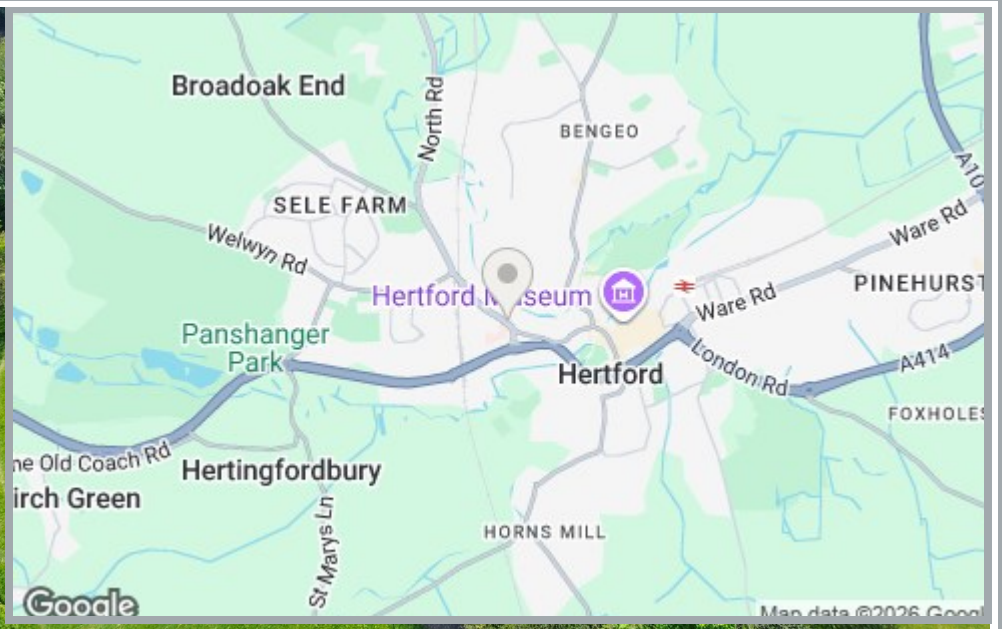


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**Approximate Gross Internal Area 3229 sq ft - 300 sq m  
(Excluding Outbuilding & Including Garage)**

Ground Floor Area 1905 sq ft – 177 sq m

First Floor Area 1324 sq ft – 123 sq m

Outbuilding Area 134 sq ft – 12 sq m



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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