



Lucas End Farm Crouch Lane, Goffs Oak, Herts, EN7 6TH
Offers In The Region Of £2,500,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated on approximately 8 acres of land this extensive house and outbuildings adds up to nearly 7,000 sq. ft. of accommodation and storage. Consists of main house, garage block, cottage, first floor flat, store room and two brick block built barns. SUPERB DEVELOPMENT POTENTIAL STPP. Viewing by appointment only.



- FOUR BEDROOM DETACHED HOUSE
- SITUATED ON APPROX. 8 ACRES OF LAND
- HOUSE AND OUTBUILDINGS ADDS UP TO NEARLY 7,000 SQ. FT. OF ACCOMODATION AND STORAGE
- GARAGE BLOCK
- ONE BED SELF CONTAINED FIRST FLOOR FLAT
- ONE BED SELF CONTAINED COTTAGE
- STORE ROOM
- TWO BRICK BLOCK BUILT BARNs
- WOODLAND AND COUNTRYSIDE VIEWS
- TENURE - FREEHOLD. COUNCIL TAX BAND G



Panelled front door opens into

ENTRANCE PORCH

Georgian style double glazed window to either side. Low level cupboard housing electricity meters. Glazed multi pane door opens into

ENTRANCE HALL

Double radiator.

DOWNSTAIRS CLOAKROOM

White suite comprising low flush W.C. Wall mounted wash basin. Tiled walls and floor. Frosted double glazed window to side.

LOUNGE

25'6 x 12'2 (7.77m x 3.71m)

Triple aspect with double glazed Georgian style bow window to front. Double glazed windows to side. Double glazed doors and windows to rear all looking over extensive grounds. TV aerial point. Two single radiators. Wall light points. Open archway to

DINING ROOM

11' x 10'3 (3.35m x 3.12m)

Single radiator. Double glazed window to rear with garden and woodland views.

LIVING ROOM / STUDY

12'2 x 10'6 (3.71m x 3.20m)

TV aerial point. Single radiator. Georgian style double glazed window to front. Wall light points.

KITCHEN / BREAKFAST ROOM

27'7 x 11' (8.41m x 3.35m)

Narrowing to 9'.

Kitchen area

Range of oak fronted wall and base units featuring cupboards and drawers. Granite worktops and upstand. Bosch ceramic hob. One and a half bowl sink unit. Integrated NEFF electric double oven. Integrated dishwasher, fridge and freezer. Double glazed windows to side and to rear with garden and woodland views. Tiled walls. Beamed ceiling feature. Ceiling spotlights. Oak flooring.

Dining / breakfast area

Continuation of oak flooring. Double radiator. Plate shelf. Beamed ceiling feature.

UTILITY ROOM

11' x 8'9 (3.35m x 2.67m)

Base units with granite worktops. Belfast sink unit. Worcester oil central heating boiler. Space for washing machine. Exposed timber floor. Door to store room. Door to



SECOND PORCH AREA

12'7 x 6'9 (3.84m x 2.06m)

Georgian style double glazed windows to side and front. Door to front.

CONSERVATORY

16'9 x 11'1 (5.11m x 3.38m)

Tile floor. Double radiator. Double glazed windows and doors to rear. Double glazed dome roof. Double width glazed doors.

FAMILY / GAMES BILLIARD ROOM

29'9 x 18'5 (9.07m x 5.61m)

Dual aspect with double glazed windows to rear and double glazed Georgian style bow window to front. TV aerial point. Fitted wood burner. Double radiator.

FIRST FLOOR LANDING

17'9 x 8'1 (5.41m x 2.46m)

Widening to 15'5. Approached from hallway via straight flight of staircase. Single radiator. Triple aspect with Georgian style double glazed windows to either side and to front. Wall light points. Built in airing cupboard with hot water tank, wood slatted shelves and heated towel rail.

BEDROOM ONE

14'5 x 11' (4.39m x 3.35m)

Dual aspect. Georgian style double glazed window to side with countryside views. Double glazed window to rear with woodland and countryside views. Single radiator. Fitted wardrobes. Decorative cornice.

ENSUITE BATHROOM

8'1 x 6'8 (2.46m x 2.03m)

White suite comprising bath with mixer tap and separate shower over bath. Glass shower screen. Pedestal wash basin. Bidet. Low flush W.C. Tiled walls. Tiled floor. Heated towel rail. Double glazed window to rear with countryside and woodland views.

BEDROOM TWO

14'2 x 12'4 (4.32m x 3.76m)

Length of measurement taken into back of fitted wardrobes. Extensive range. Matching dressing table and bedside cabinets. Single radiator. Georgian style double glazed window to front.

BEDROOM THREE

11' x 10' (3.35m x 3.05m)

Double width built in wardrobe. Single radiator. Dual aspect with double glazed window to rear with countryside and woodland views. Georgian style double glazed window to side.







BEDROOM FOUR

12'3 x 6'7 (3.73m x 2.01m)
Widening to 10'7. Georgian style double glazed window to front. Single radiator. Dressing table fitted wardrobes.

SHOWER ROOM

7'1 x 6 (2.16m x 1.83m)
Suite comprising low flush W.C. Basin and shower. Tiled walls and floor. Georgian style double glazed window to side.



GARAGE ONE

21'10 x 15'6 (6.65m x 4.72m)
Lighting and door to store room.
Door to

SELF CONTAINED FLAT

Approached by door from garage.
Straight flight staircase opening into

LOUNGE

15'6 x 15'4 (4.72m x 4.67m)
Dual aspect with Georgian style double glazed windows. Dormer window to front. Velux skylight to rear. Electric radiator. Eaves storage. Door to

KITCHEN

7' x 9'5 (2.13m x 2.87m)
Range of base units providing cupboards and drawers. One and a half bowl stainless steel sink. 4-ring electric hob. Electric oven. Extractor hood. Georgian style double glazed window to front. Splashback tiling.

SHOWER ROOM

9'1 x 5'4 (2.77m x 1.63m)
Suite comprising shower base. Shower glass cubicle. Close coupled W.C. Pedestal wash basin. Tiled walls. Tiled floor. Double glazed skylight to rear.

BEDROOM

15' x 9' (4.57m x 2.74m)
Length measurement taken to back of wardrobes being louvre fronted. Single hanging rail. Some restricted headroom. Double glazed skylight to front.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A 91-100 91-100 81-90 71-80 61-70 51-60 41-50 31-40 21-30 1-20 Not energy efficient - higher running costs		Very environmentally friendly - lower CO₂ emissions A 91-100 81-90 71-80 61-70 51-60 41-50 31-40 21-30 1-20 Not environmentally friendly - higher CO₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GARAGE TWO

21'9 x 19' (6.63m x 5.79m)

Lighting and features gardeners toilet. White suite with close coupled W.C. Pedestal wash basin. Tiled floor.

SELF CONTAINED COTTAGE

Part double glazed front door opens into

ENTRANCE HALL

Wall mounted electric fuse box. Built in cupboard housing hot water tank. Sliding double glazed door opening into

KITCHEN / BREAKFAST ROOM

20'3 x 7'7 (6.17m x 2.31m)

Dual aspect with Georgian style double glazed window to front. Double glazed window to side. Tile effect floor covering. Range of light wood effect wall and base units featuring cupboards and drawers. Worktops with single drainer stainless steel sink. 4-ring electric hob with fan oven below. Tiled splashback. Ceiling spotlights. Open archway to

LOUNGE

12'10 x 11'8 (3.91m x 3.56m)

Open fireplace with wood burner. TV aerial point. Ceiling spotlights. Open archway to

DINING ROOM

12'8 x 11'3 (3.86m x 3.43m)

Laminate wood effect flooring. Ceiling spotlights. Straight flight of stair case to

FIRST FLOOR LANDING

Double glazed Velux skylight to front.

BEDROOM

14'1 x 11'10 (4.29m x 3.61m)

Double glazed Velux skylight to front.

BATHROOM

8'2 x 6'8 (2.49m x 2.03m)

White suite comprising bath with shower mixer and glass screen. Pedestal wash basin. Top flush W.C. Electric chrome heated towel rail. Tiled walls. Ceiling spotlights. Double glazed Velux skylight to rear.



SMALL COURTYARD GARDEN

26' x 10' max (7.92m x 3.05m max)

Timber shed. Outside tap. Well secluded.

BRICK BUILT ATTACHED STORAGE ROOM / WORKSHOP

15'10 x 13'4 (4.83m x 4.06m)

Power, lighting and water. Double drainer stainless steel sink. Double glazed windows to either side. Double glazed bi-fold doors to inner courtyard patio.

EXTERIOR REAR

Gardens to rear of property are predominately lawned with 30' x 15' swimming pool. N.B. This should be noted this is of the liner design and not be used for some years. Garden extends to side former gardens which are predominately lawned. Large pond. Gravelled driveway extends down the former gardens to

BRICK BUILT BARN

Under tiled pitched roof. Two main rooms. Parking area to front. Double barn doors opening to

BARN ROOM NUMBER ONE

23' x 15'5 (7.01m x 4.70m)

Window to side. Loft storage. Open door archway to

BARN ROOM NUMBER TWO

23' x 15'8 (7.01m x 4.78m)

Double drainer stainless steel sink. Window to side. Access door to front. 12 square footage (741 square meters).

BRICK BUILT BARN

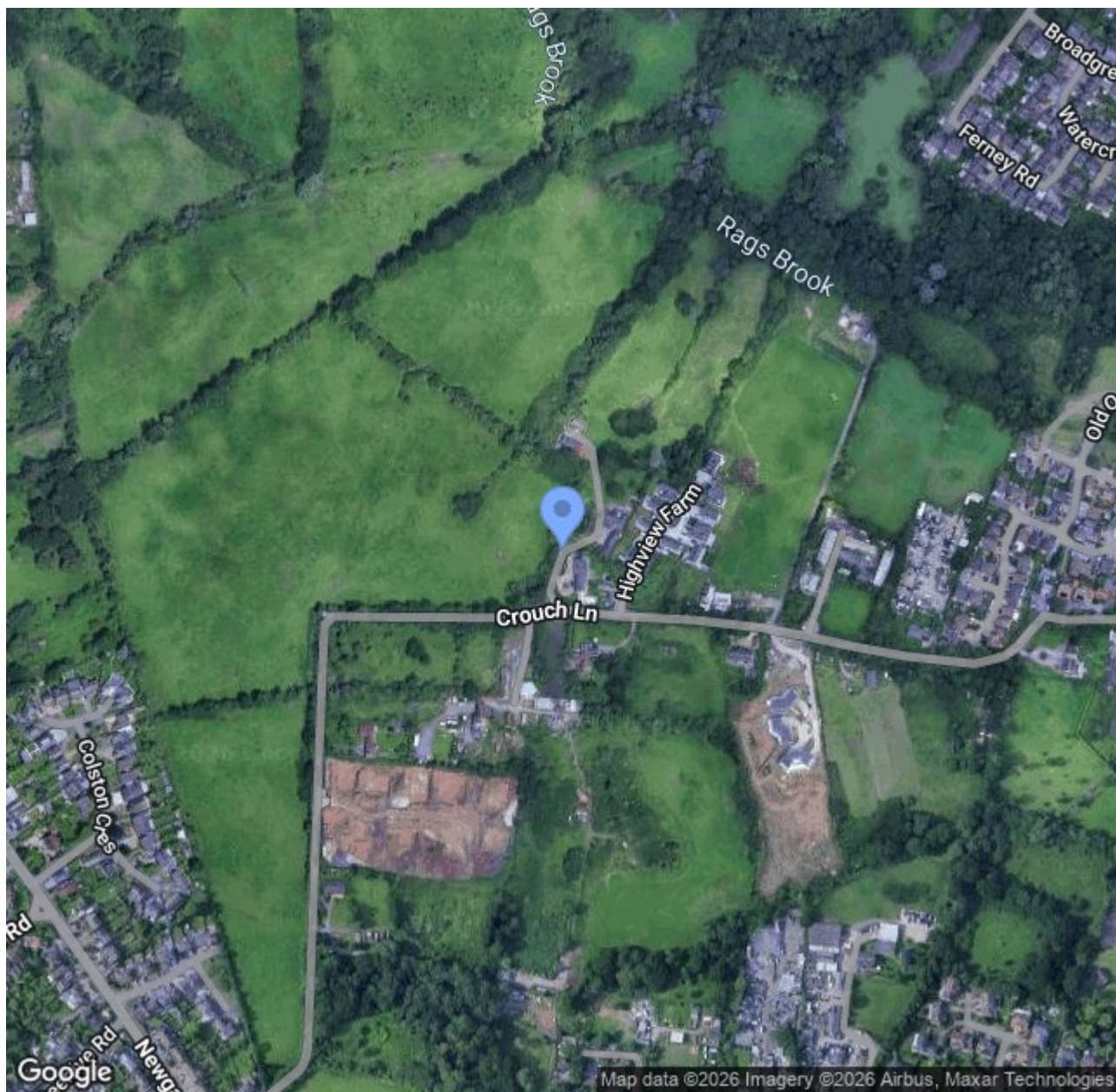
41'9 x 19'5 (12.73m x 5.92m)

Total square footage 815. Parking area to front. Gates onto

PADDOCK

Marks out majority of the plot. Leading down to woodland at bottom of hill.





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