



Pipers Lane, Harpenden, AL5 | Freehold

 5 Bedrooms  4 Bath/Shower Rooms  3 Reception Rooms  Driveway Parking  Approx. 1 Acre

 EPC Band TBC  Council Band: G – £4,096.96 2026/2027  St Albans District Council

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Pipers Lane, Harpenden, AL5

A delightful farmhouse style family home set within over an acre of gardens, backing onto woodland, close to Harpenden.

- Beautiful farmhouse style family home
- Secluded location just a short drive from the town centre
- Many character features
- Gardens of over one acre backing onto Woodland
- Five bedrooms
- Three reception rooms
- 3 Reception Rooms

Description

Grove Farm is an attractive detached family home that has been thoughtfully extended to create a beautifully balanced and comfortable family residence. Set within lovely gardens of over an acre, the property enjoys a peaceful setting on the south-eastern side of Harpenden, whilst remaining within easy reach of local shops, excellent schools and transport links into London.

The house is an attractive double-fronted farmhouse style home with a large welcoming oak entrance porch leading into a spacious reception hall featuring original wooden floorboards, a wood-burning stove and staircase. Originally forming part of the farmhouse, this substantial reception area has also previously been used as a formal dining room. This leads through to the heart of the home a superb large extended kitchen, breakfast and family room spanning much of the rear of the property. Beautifully fitted with modern appliances and an Aga, it enjoys delightful views across the gardens. The breakfast area provides an ideal everyday dining and family living space. There is also a generous dual-aspect sitting room featuring a traditional brick inglenook fireplace and double doors opening onto the patio. An inner hallway leads to a walk-in larder, a fully fitted laundry/utility room and a study, which could equally serve as a sixth bedroom or playroom. Upstairs, the well-proportioned accommodation includes a spacious principal bedroom with a recently refitted en-suite bathroom. The bedroom also enjoys a Juliet balcony and impressive views across the grounds. There are four further bedrooms (two of which have their own en-suites/showers) and a family bathroom.

The front garden enjoys a large gated gravel driveway providing extensive parking. The generous gardens surround the house, creating a wonderful sense of privacy and seclusion. Expansive grounds of over an acre are set naturally backing onto an attractive area of mature mixed deciduous bluebell woodland and grazing, providing an exceptional setting for family life, recreation and enjoying the surrounding countryside.



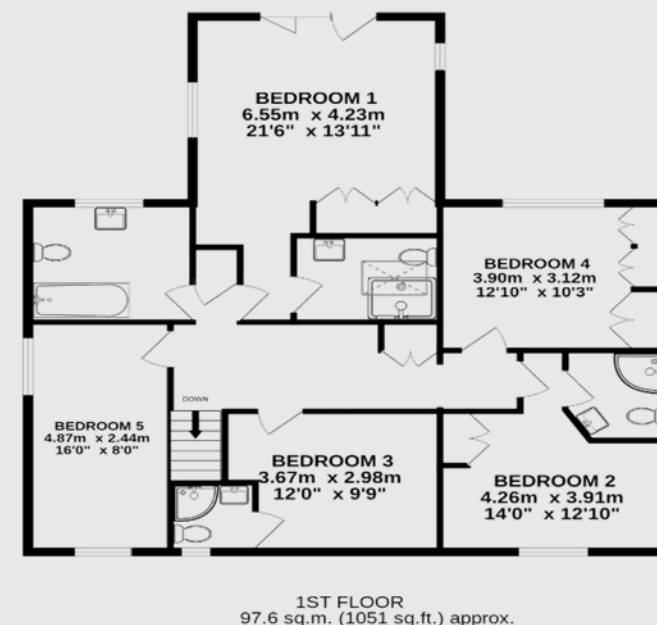
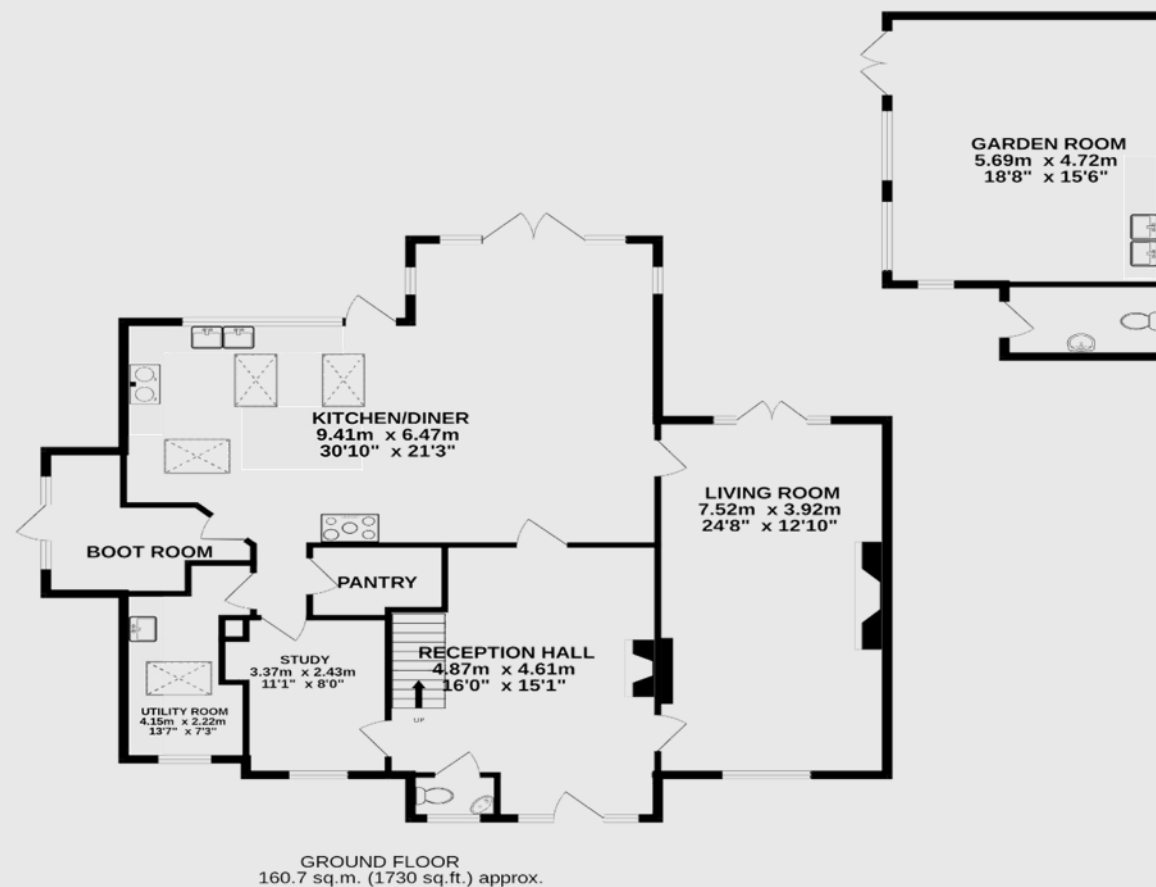
Location

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!









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:

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