

Parsonage Farm

Albury, Hertfordshire



PARSONAGE FARM

ALBURY, HERTFORDSHIRE

Bishops Stortford 6 miles, Puckeridge (A10) 5 miles, M11 (junction 8) 8 miles, Ware 9 miles, Hertford 11 miles

A detached Grade II listed timber framed farmhouse in a delightful setting

Hall, drawing room, morning room, breakfast room, kitchen, playroom, 4/5 bedrooms, shower room, bathroom.

Detached single storey cottage.

Detached timber barn with planning consent for use as a separate dwelling.

Gardens and grounds of about 20 acres



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DESCRIPTION

Parsonage Farm is a delightful detached timber framed farmhouse built of rendered elevations under a tiled roof. The attractively presented accommodation is arranged on two floors and includes a fine drawing room with inglenook fireplace, and a superb kitchen. Most rooms enjoy delightful aspects across open countryside. Outside are mature gardens, a fine single storey brick cottage and a range of outbuildings with planning consent for use as a separate dwelling. In all the gardens and grounds extend to about 20 acres.

SITUATION

Parsonage Farm is situated in a peaceful rural setting within the sought after hamlet of Albury. The property is well placed for access to Bishop's Stortford and Hertford which have comprehensive shopping and recreational facilities. Bishop's Stortford's main line station has frequent connections to London's Liverpool Street the journey time taking from 35 minutes. Access to the M11 is at Junction 8 (8 miles) which in turn provides access to the M25 and central London. There are national and international air services available at Stansted Airport.

Parsonage Farm is also conveniently placed for the A10 and is within an easy drive of a good range of schools including Bishop's Stortford College, Heath Mount Preparatory School, St Edmunds College and further excellent schools in Cambridge.

DIRECTIONS

Leave the M11 at Bishop's Stortford (Junction 8). Head west along the A120. Continue straight over the Little Hadham traffic lights and take the next turning right to Albury. At the T-junction turn left and Parsonage Farm is found within a short distance on the right hand side.

ACCOMMODATION

GROUND FLOOR

Panelled entrance door to;

Reception Hall (N) 17'9 x 7' (5.4m x 2.1m) Oak floor. Glazed door to;

Drawing room (S) 19' x 16'8 (5.8 x 5.1) Magnificent red brick inglenook fireplace with timber bressumer, brick paved hearth, black smoke hood and inglenook seats. Exposed timbers. Custom built storage cupboards to one corner fitted with shelving. Wall light points. One wall panelled to dado height. Door with steps down to cellar 15'5 x 10'10 (5.7m x 3.3m). Part glazed door to;

Inner hallway Part glazed door to front lobby and fully glazed French doors to sun terrace. Exposed timbers. Dado rail. Wall light point. Built-in storage cupboard fitted with shelving. Staircase to first floor. Part glazed door to;

Morning room (S & E) 16'6 x 13'9 (5m x 4.2m) Red brick fireplace with timber mantle and brick hearth.

Rear lobby

Utility Fitted with a Butler sink, laminate work surface, plumbed for washing machine. Natural slate floor.

From Inner hallway, panelled door to;

Breakfast room 19' x 9' (5.8m x 3m) French doors to outside. Wall light points. Door to;

Kitchen (E) 15' x 13'6 (4.6m x 4.1m) plus deep inglenook fireplace. Superbly fitted with custom built light oak panel fronted wall and floor units by "Manor House". Glass fronted display cabinets. Polished granite work surfaces. Integrated electric double oven and halogen hob with extractor hood. Integrated microwave, American style fridge freezer with ice dispenser and dishwasher. Double bowl Butler sink with Victorian style mixer tap and fresh water dispenser. Superb red brick inglenook fireplace with original bread ovens. Four oven oil fired Aga (black) with polished granite surround. Polished slate floor. Exposed ceiling timbers. Part ceramic tiled walls.

From breakfast room, door and steps to;

Playroom 14' x 9'4 (4.27m x 2.87m)

Cloakroom Fitted with white suite comprising w.c. and wash basin. Built-in shelved cupboard.

From Playroom, door to;

Boot room 9'8 x 6'9 (2.9m x 2.0m) Fitted hanging rail. Fitted base cupboard. Oil fired "Myson" boiler. Door to outside.

FIRST FLOOR

Landing Small window to rear.

Master bedroom (E & W) 14' x 13'10 (4.3m x 4.2m) Partly vaulted ceiling. Range of built-in wardrobes with hanging rail and shelves.

Bedroom 2 (E & W) 16'9 x 16'4 (5.1m x 5m) Built-in storage cupboard with hanging rail and shelves.

En-suite shower White suite. WC. Pedestal wash basin. Shower cubicle with Aqualisa thermostatic shower. Ceramic tiled walls. Fitted shelving.

Bedroom 3 (S) 13'4 x 13' (4.06m x 4m) Partly vaulted ceiling.

Bedroom 5/office (S) 14'2 x 4'7 (4.3m x 1.4m) Glazed fixed screen giving light on to landing.

From landing, square arched opening and steps down to further landing. Door to;

Bedroom 4 (S) 11'3 x 8'5 (3.4m x 2.6m) Exposed timbers. Built-in wardrobe with hanging rail. Leaded light window giving light above staircase.

Bathroom Fitted with a white suite comprising cast iron panelled bath with ceramic tiled splashbacks. W.C. Vanity basin with storage cupboard below. Ceramic tiled splashback. Vanity light with shaver point. Airing cupboard fitted with insulated hot water cylinder, electric immersion heater, timber shelving. Access to roof space.

OUTSIDE

The property is approached via a private driveway leading to a parking area to one side and to the rear. Immediately to the front of the house is a wide paved sun terrace and mature gardens extending across the front and round to one side. To the rear, a pair of five bar gates lead to post and rail fenced paddocks. There is a substantial timber garden store, outside water supply and outside lighting. In all, the gardens and grounds extend to approximately 20 acres.

ANNEXE/COTTAGE Of weather boarded elevations under a tiled roof. Comprising;

Office (S & W) 21'7 (6.58m) Fitted bookshelves, pine flooring, high ceiling.

Living room (N) 22'11 x 13'2 (16.9 x 4m) Exposed beams.

Kitchen area (N) 10'5 x 7'7 (3.1 x 2.3m) Range of work surfaces with inset stainless steel single drainer sink, drawers and cupboards beneath, tiled floor.

Bedroom (N) 13' x 10'5 (3.9 x 3.1m)

Bathroom Pedestal wash basin. Panelled bath. WC. Half tiled walls.

RANGE OF OUTBUILDINGS

Planning permission was granted under application number 3/01/1199/FP on 7th March 2002 to demolish the existing barn and convert the existing stables to form a single dwelling with B1 office use and erect a detached garage block for Parsonage Farm. A copy of the planning consent is available in the agent's offices.

GENERAL INFORMATION

TENURE The tenure of the property is freehold.

SERVICES Mains water and electricity are connected. Private drainage. Oil fired central heating.

LOCAL AUTHORITY East Herts District Council (01279) 655261

OUTGOINGS Subject to Council Tax

VIEWING Strictly by appointment with FPD Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Important Notice

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