



**PARSONAGE FARM
ALBURY
HERTFORDSHIRE**

Churchills

Chartered Surveyors
& Country House Agents

A delightful 4/5 bedroom detached Grade II Listed traditional timber framed farmhouse in a rural setting with character features and views across countryside. The property features hall, drawing room, morning room, breakfast room, kitchen, playroom, shower room, bathroom and there is planning permission for a substantial two storey side extension. There is also a detached single storey cottage/annexe and in all about six acres (a further 13 acres is available under separate negotiation).

The village of Albury has a JMI school, a church and an inn/ restaurant. It is within easy driving distance of the market town of Bishop's Stortford where a comprehensive range of shopping, educational and sporting facilities can be found together with BR commuter services to London Liverpool Street. The M11 motorway (J8) is close to hand providing access to Cambridge to the north and London and the M25 to the south.

GROUND FLOOR

Panelled entrance door leading to

RECEPTION HALL: 18' x 7'2 (5.5 x 2.2m). Two windows to side. Oak flooring. Radiator. Multi-pane glazed door to

DRAWING ROOM: 19' x 17' (5.8 x 5.2m). Magnificent red brick inglenook fireplace with timber bressumer above, brick paved hearth and black smoke hood, inglenook seats. Exposed timbers. Window to front. Custom built storage cupboards to one corner fitted with shelving, wall light points, one wall panelled to dado rail level. Door with steps down to **cellar**. Part glazed panelled door to

MORNING ROOM / TV ROOM: 18'9 x 14' (5.08 x 4.3m). Red brick fireplace with timber mantel and brick hearth. Window to side, window to front. Radiator.

The Drawing Room leads on to

INNER HALLWAY: Part glazed panelled door to front lobby and fully glazed French doors to sun terrace. Radiator, exposed timbers, dado rail, wall light point. Door to built-in storage cupboard fitted with shelving. Door to staircase leading to first floor. Part glazed door to

REAR LOBBY: Window to rear. Radiator. Further door to

UTILITY: Fitted with a Butler sink, laminate work surface, plumbed for washing machine. Window to rear. Natural slate floor. Radiator.

Tel: 01763 273456 · Fax: 01763 271923 · e-mail: info@churchills.uk.com

Website: www.churchills.uk.com



From Inner Hallway, panelled door to

BREAKFAST ROOM: 19'2 x 10' (5.85 x 3.0m). Glazed French doors to outside. Radiator. Wall light points. Door to

KITCHEN: 17'6 x 13'6 (measure into inglenook fireplace) (5.3 x 4.1m). 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 above. Integrated microwave. Integrated American style fridge freezer with ice dispenser. Integrated dishwasher. Double bowl Butler sink with Victorian style brass mixer tap and fresh water dispenser. Superb red brick inglenook fireplace with original bread ovens to one side. Four oven oil fired Aga (black) with polished granite surround. Polished slate floor. Exposed timbers to ceiling. Window to side. Part ceramic tiling to walls.

From Breakfast Room door and steps to

PLAYROOM: 14' x 9'4 (4.27 x 2.87m). Window to side. Radiator. Door to

CLOAKROOM: Fitted with a white suite comprising low level flush WC. Wall mounted basin. Built-in cupboard fitted with shelving.

From Playroom, further door to

BOOT ROOM: 9'8 x 6'9 (2.9 x 2.0m). Fitted hanging rail. Low level storage cupboard. Oil fired "Myson" boiler serving central heating and domestic hot water. Door to outside.

FIRST FLOOR

Landing area. Small window to rear.

MASTER BEDROOM: 15' x 14' (4.6 x 4.27m). Window to front. Window to rear. Partly vaulted ceiling. Range of built-in wardrobes fitted with hanging rail and shelving. Radiator.

BEDROOM 2: 16'9 x 12'5 (5.1 x 3.8m). Window to front. Window to side. Radiator. Panelled door to built-in storage cupboard fitted with hanging rail and shelving. Further door to

EN-SUITE SHOWER: Fitted with a white suite comprising close couple WC with timber seat. Pedestal basin. Purpose built shower cubicle with glass door and screen. Integrated Aqualisa thermostatic shower. Light switch operated extractor fan. Full ceramic tiling to walls. Fitted shelving.

BEDROOM 3: 13'4 x 13'5 (4.06 x 4.1m). Window to front. Partly vaulted ceiling. Radiator.

BEDROOM 5 / OFFICE: 14'2 x 4'7 (4.3 x 1.4m). Window to front. Radiator. Glazed fixed screen giving light on to landing.

From landing, square arched opening and steps down to further landing, door to

BEDROOM 4: 13'10 x 8'5 (4.16 x 2.6m). Window to front. Radiator. Exposed timbers. Built-in wardrobe fitted with hanging rail. Leaded light window giving borrowed light above staircase.

BATHROOM: Fitted with a white suite comprising cast iron panelled bath with ceramic tiled splashbacks. Close couple WC. Vanity basin with storage cupboard below. Ceramic tiled splashback. Vanity light with shave point. Radiator. Window to side. Door to airing cupboard fitted with insulated hot water cylinder, electric immersion heater, timber shelving. Access to roof space.

ANNEXE/COTTAGE:

Of weather boarded elevations under a tiled roof. Comprising:

Office: 21'7 (6.58m). Fitted bookshelves, pine flooring, high ceilings.

Living Room: 22'11 x 13'2 (16.9 x 4m). Exposed beams.

Kitchen area: 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: 13' x 10'5 (3.9 x 3.1m).

Bathroom: Pedestal wash basin, panelled bath, WC, half tiled walls.

OUTSIDE: The property is currently approached via a private driveway leading to an extensive parking area to one side and to the rear. Immediately to the front of the house is an extensive paved sun terrace and mature gardens extending across the front and round to one side. To the rear, a pair of five bar gates gives on to post and rail fenced paddocks. In all, the gardens and grounds extend to approximately six acres. Substantial timber garden store. Outside water supply. Outside lighting.

SERVICES: Mains water and electricity are connected. Drainage is to a private system. Heating is oil fired. Oil storage tank adjacent timber storage shed.

LOCAL AUTHORITY: East Herts District Council Tel: 01279 655261

POSTCODE: SG11 2HU.

VIEWINGS: By appointment with agents. Tel: (01763 273456).

PLEASE NOTE: Plans exist for the erection of a substantial two-storey side extension.

TENURE: Freehold.

AGENTS NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there should be any point which is of particular interest please do not hesitate to contact this office and we will be pleased to check the information given. Any mention of appliances and/or services does not imply that they are in full working order. All measurements have been taken using a steel tape measure and are therefore subject to a small margin of error.