



Lower Farm, Bell Lane, Brookmans Park

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# Lower Farm Bell Lane Brookmans Park AL9 7AY

A stunning Grade II listed property with stables and extensive grounds of about 5 acres, in a sought-after Hertfordshire setting

A1(M) (Jct 2) 2.8 miles, Brookmans Park village and train station 2 miles (35 minutes to Kings Cross), Hatfield mainline station 3.2 miles (25 minutes to London Kings Cross).

Reception hall | Drawing room | Reception room  
Sitting room | Study | Office | Dining room  
Kitchen | Pantry | Cloakroom | Principal bedroom with en suite | 3 Further bedrooms  
2 Bathrooms | Laundry | 1 Bedroom annexe  
Stables | Arena | Workshop with office | Barn  
Greenhouse | Gardens & grounds | About 5 acres | EPC rating F

## The Property

Lower Farm is a magnificent Grade II listed farmhouse with almost 5,000 sq. ft of attractive accommodation arranged across three floors. The property dates from around 1600 and features beautiful timber framing with brick infill, while inside there are exposed timber beams and handsome original fireplaces, alongside high-quality, modern fittings.

The main house offers five reception rooms, including the sitting room and drawing room, both of which have impressive fireplaces and French doors opening onto the garden. There is also a study and a home office, while the kitchen has sleek, contemporary units, a central island and integrated appliances.

The first floor provides four double bedrooms including the generous, 35ft principal bedroom with its large en suite shower room. There is

a family bathroom on the first floor as well as an additional bathroom and a laundry on the second floor.

The house also includes a self-contained annexe with its own entrance and internal doors linking to the main house. It includes a comfortable reception room, a fully equipped kitchen and a double bedroom with en suite.

## Outside

A gated entrance provides access to the property and the gravel driveway, which offers plenty of parking space and leads to the house and outbuildings. The outbuildings include a stable block with four stables and a tack room, a barn and a large workshop with parking and an office. The garden surrounding the house includes rolling lawns, various mature trees and a peaceful pond, as well as paved terracing for al fresco dining. The grounds also include extensive fields and paddocks for training and exercising horses, including an arena.



## Location

The property is situated in the pretty village of Brookmans Park, three miles from the centre of Hatfield. The village and neighbouring Welham Green provide a range of everyday amenities, including local shops, a pharmacy, primary schools and mainline stations, offering direct services to Moorgate. Hatfield offers a wealth of further amenities and leisure facilities, including Brookmans Park Golf Club, excellent shopping, a choice of supermarkets and a fine selection of restaurants, cafés and bars.

There are several outstanding-rated schools in the area including Brookmans Park Primary school, Chancellor's, Haileybury, Bishops Hatfield and Queenswood.



Approximate Area = 464.0 sq m / 4994 sq ft  
 Outbuildings = 391.6 sq m / 4215 sq ft  
 Total = 855.6 sq m / 9209 sq ft (Excluding Open Area)  
 For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

**General**

**Local Authority:** Welwyn Hatfield Borough Council  
**Services:** Mains gas, electricity, water and drainage  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Offers In Excess Of:** £2,000,000

**Sopers House**

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