

Lower Farm, Bell Lane, Brookmans Park



# 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.





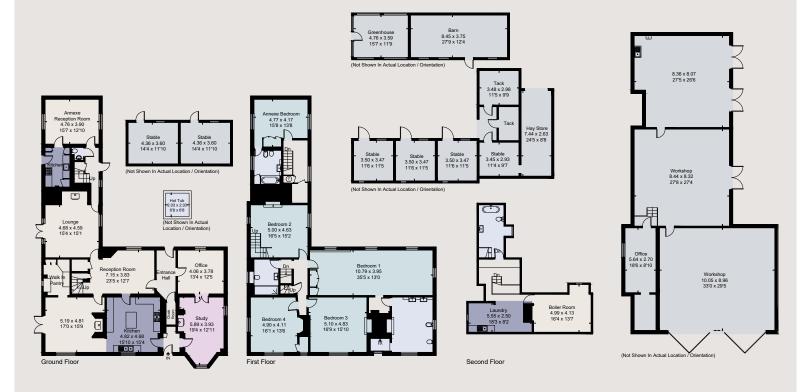






Approximate Area = 464.0 sq m / 4994 sq ft
Outbuildings = 391.6 sq m / 4215 sq ft
Total = 855.6 sq m / 9209 sq ft (Excluding Open Area)
For identification only. Not to scale.
© Fourwalls





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 Sopers Road, Cuffley, EN6 4RY

01707 524206

cuffley@struttandparker.com struttandparker.com







Over 45 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken October 2022. Particulars prepared October 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.





