



Beautifully restored period home in an idyllic setting

Cromer Farm, Cromer, Stevenage, Hertfordshire, SG2 7QA

Freehold

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Idyllic listed home with a range of outbuildings and stables • A ground up restoration with beautifully appointed décor • Newly installed heating, plumbing and electrics • Ready to go equestrian facilities with stables and professional ménage • Set on the edge of a pretty Hertfordshire village yet superbly placed for a London commute

### Description

A most attractive timber framed farmhouse with origins dating back to the mid-14th Century. Cromer Farm is Grade II\* listed and enjoys an idyllic location on the edge of this popular hamlet with far reaching views over the surrounding countryside.

This period home retains a number of features consistent with the age and features a wealth of exposed timbers and a number of feature fireplaces. Later additions provide spacious additional accommodation with two staircases providing access to five bedrooms and the newly finished restoration has truly brought the house up to 21st century living standards.

The accommodation comprises of a reception hallway, cellar, cloakroom/wc, a prep kitchen/breakfast room, laundry room, dining room, TV room, sitting room and a sun room which is in the process of being converted to a large open plan new kitchen area with bi folding doors onto the courtyard.

On the first floor landing there are five bedrooms and three bathrooms, a store room and an charming open plan snug / library.

In addition to the farmhouse, there is a substantial block of stables, an old forge, piggery and a detached Grade II Listed Granary. Whilst currently offering equestrian use the outbuildings also offer a fantastic opportunity for conversion into auxiliary accommodation, home offices, leisure or garaging with a wide variety of other potential uses (STC).

The farmhouse occupies formal gardens and paddocks of just under six acres.

### Local Info

Cromer is a small Hamlet situated approximately one mile from Walkern Village where there are several public houses and a local convenience store.

Stevenage rail station offers multiple fast trains per hour to London King's Cross or St. Pancras (around 23 minutes).

The nearest infant and junior schools are in the neighbouring villages of Weston, Ardeley and Walkern. Cromer is within easy reach of the neighbouring towns of Baldock, Letchworth and Stevenage and access to the A1(M) is approximately 15 minutes by car.





**Directions**

SAT NAV Postcode SG2 7QA  
From the A10 : Heading north  
turn left on the Buntingford  
A10 roundabout. Follow  
Baldock Road A507 to  
Cottered. Then follow B1037  
through Hare Street and  
Cromer. Cromer Farm will be  
found on the left.  
From Walkern, Cromer Farm is  
the first property on the right in  
Cromer.

**Agents Comments**

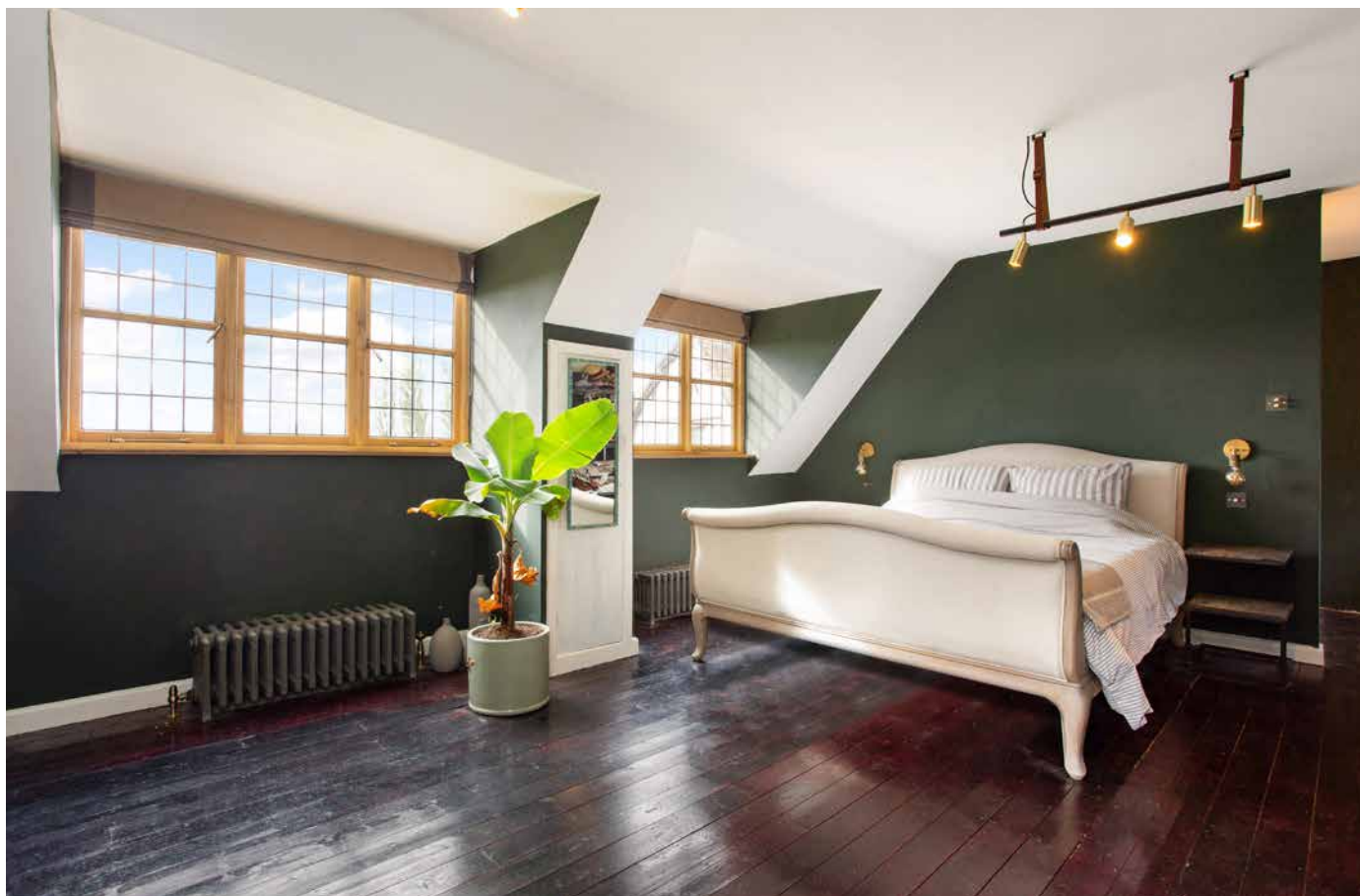
The character of this house  
really is something that needs  
to be seen to be appreciated  
– a true labour of love with the  
restoration which has really  
paid off!

**Tenure**

Freehold

**Viewing**

Strictly by appointment with  
Savills.









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**Approximate Floor Area** 385.0 sq m / 4137 sq ft

**Outbuilding** 288.0 sq m / 3103 sq ft

**Total** 673.0 sq m / 7240 sq ft



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