

# YOUNGLOVES FARMHOUSE

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SOUTHERN GREEN • HERTFORDSHIRE • SG9 0SP



A BEAUTIFULLY PRESENTED GRADE II LISTED FARMHOUSE IN AN  
EXCEPTIONALLY GOOD POSITION ON THE FRINGES OF A DELIGHTFUL,  
TRANQUIL GREEN.

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YOUNGLOVES FARMHOUSE SITS AT THE END OF A NO THROUGH ROAD ADJOINING SOUTHERN GREEN, A PEACEFUL HAMLET • THE HOUSE ENJOYS A WEALTH OF PERIOD FEATURES AND OFFERS NEARLY 3,000 SQ FT OF ACCOMMODATION EXCLUDING OUTBUILDINGS • THE MATURE GARDENS AND Paddock EXTEND IN TOTAL TO AROUND SIX ACRES • IT IS SET IN A BEAUTIFUL AND PICTURESQUE LOCATION SURROUNDED BY WOODS AND COUNTRYSIDE • THE HOUSE HAS BEEN MODERNISED THROUGHOUT TO GIVE A FRESH AND CONTEMPORARY DÉCOR THEME WITH A TRADITIONAL FEEL • THERE IS NO ONWARD CHAIN.





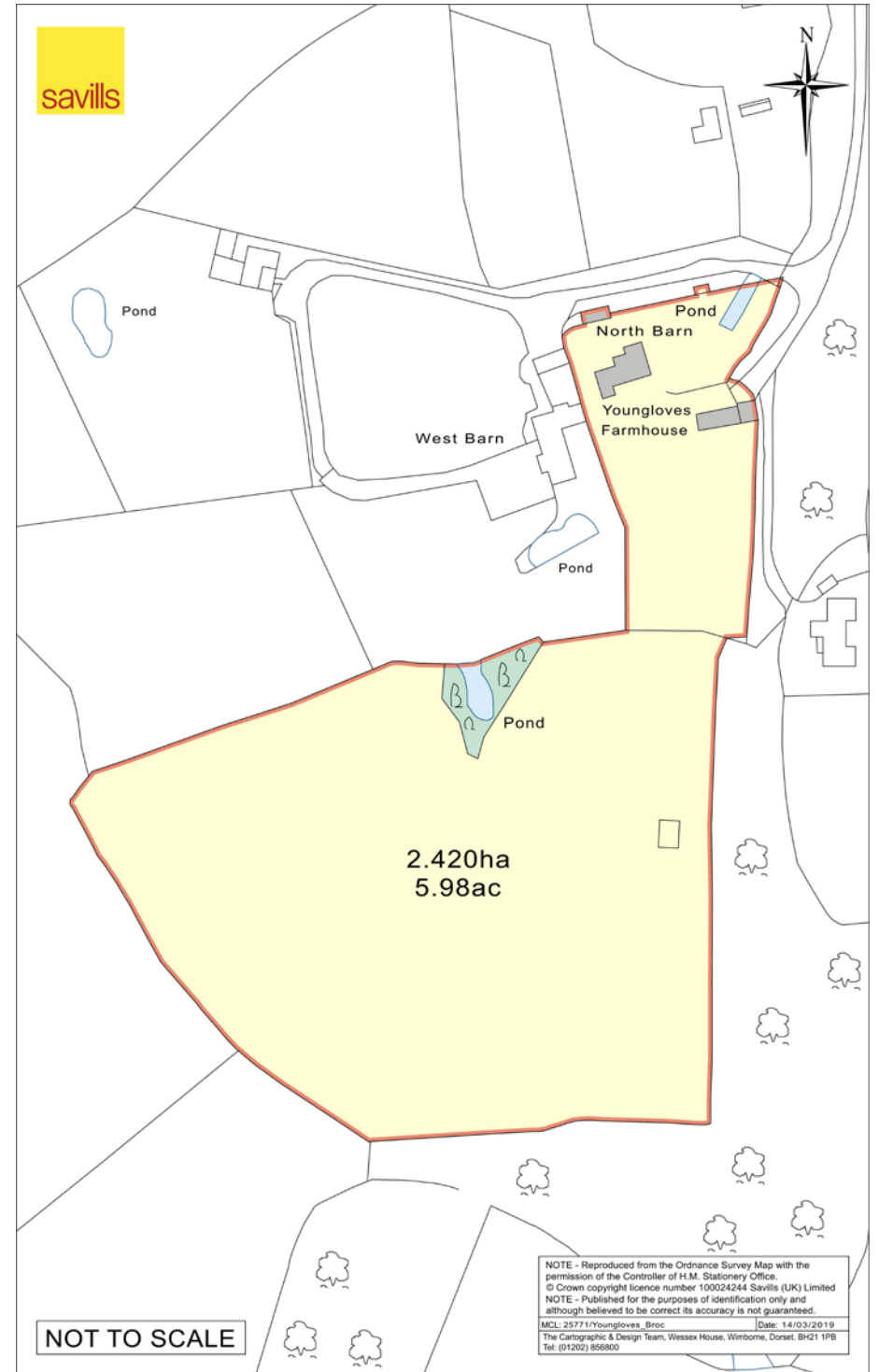
## DESCRIPTION

Youngloves Farmhouse is a substantial timber framed farmhouse dating back in part to the early 16th Century that has been modernised and redecorated throughout. An abundance of charm and character has been retained with rooms featuring exposed timbers, stone floors, stock brick fireplaces and wood burning stoves.

The family friendly layout flows well to provide flexible living and entertaining space. Everyday living is centred around an open plan dining room with wood burning stove, study area and fully fitted kitchen with a range of wall units, built in fridge and an electric Aga. To the back of the kitchen is a utility/boot room leading to the rear garden and terrace. The principal reception rooms are accessed from the hallway and include a stunning dual aspect panelled formal drawing room with large inglenook fireplace, a family sitting room with exposed beams and a wood burning stove, and a playroom/study. The ground floor is completed with a guest cloakroom including built in utilities and a cellar fitted with Cavovin wine storage for approximately 1,800 bottles.

Upstairs the house comprises five principal bedrooms with fabulous semi vaulted ceilings and charming aspects over the gardens and surrounding countryside. The main bathroom, with roll top bath, has been recently redecorated. The second family shower/bathroom leads to a walk in linen and drying cupboard above the Aga. There is a generous landing area off the main stairs from the hall while the back stairs lead from the kitchen. Useful attic storage space is accessed via a pulldown hatch and ladder.







## GARDENS & GROUNDS

Outside, the house sits in a magnificent parkland style garden which opens onto a large paddock. The house is approached from Southern Green across a gated gravel driveway providing ample parking. Off the driveway a large timber barn provides further car parking, two secure garages, a garden store and wood shed. To the rear of the house is a separate barn with power and light ideal for home working.

The mature gardens include front and rear York stone terraces, well stocked flower and shrub borders, a croquet lawn, a fenced pond and numerous fruit and specimen trees. At the bottom of the garden is a large paddock extending to 5 acres, with mature hedge/tree lined boundaries and a further pond. The footings of a previous 7.5m x 5.0m barn with first floor storage area remain and could be rebuilt. The woods adjoining the paddock open on to glorious countryside crossed with numerous local footpaths.

## LOCATION

Southern Green sits in unspoilt countryside and forms part of the attractive village of Rushden, with the Parish Church and Public House nearby.

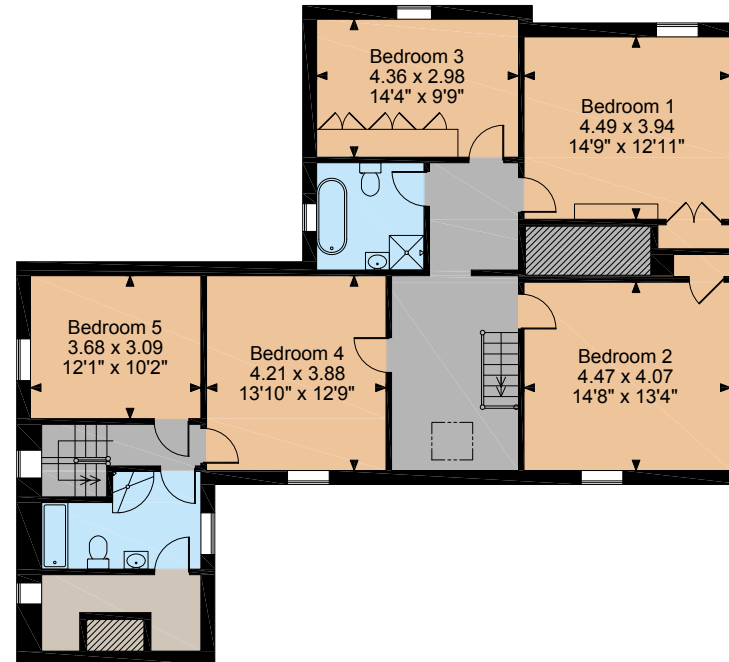
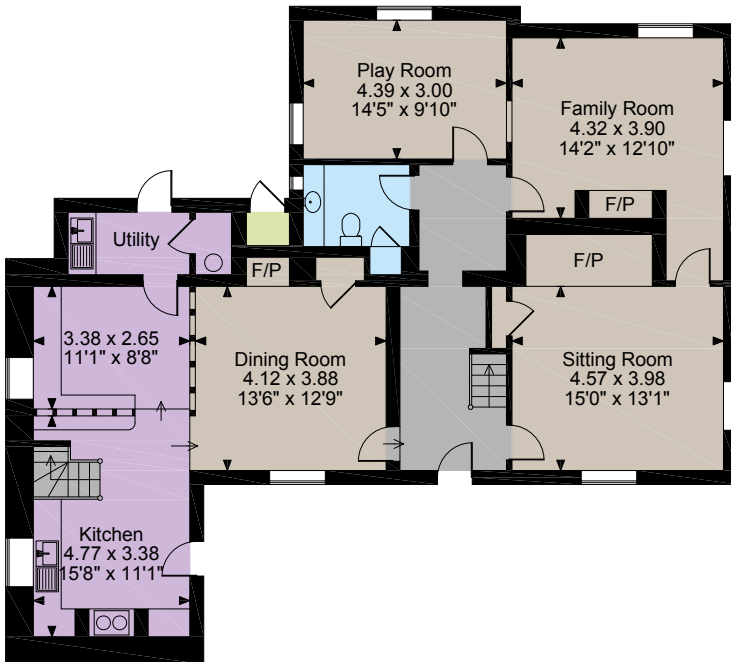
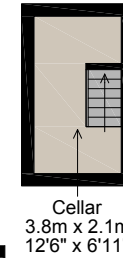
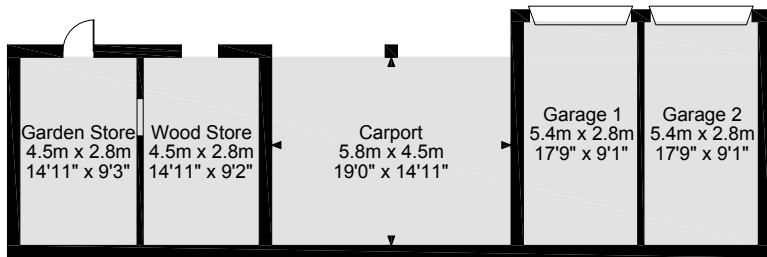
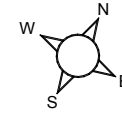
The nearby market towns of Buntingford and Baldock provide a range of shopping facilities and there are many desirable state and private schools in the area.

Youngloves is 8 miles from Stevenage mainline railway station with commuter services to London Kings Cross in under 25 minutes and 5 miles from Ashwell and Morden station with trains to Cambridge in 25 minutes. Many local children attend the sought after Cambridge schools via Ashwell train station.



## YOUNGLOVES FARMHOUSE, SOUTHERN GREEN, HERTFORDSHIRE

Main House internal area 2,811 sq ft (261 sq m)  
 Garage internal area 330 sq ft (31 sq m)  
 Carport internal area 282 sq ft (26 sq m)  
 Barn/Studio/Office internal area 318 sq ft (30 sq m)  
 Garden Store & Wood Store internal area 282 sq ft (26 sq m)  
 Total internal area 4,023 sq ft (374 sq m)  
 Quoted Area Excludes 'External C/B'



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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### SERVICES

Mains water and electricity. Private drainage.  
 Oil fired central heating.

### AGENTS COMMENTS

'Youngloves for me sums up everything you could hope for in a house with its charming characterful living space and enjoys excellent outdoor areas in a most idyllic location, yet is not too cut off with neighbours close by if needed. It also has fast access to the city via Stevenage station which can get you to Kings Cross in under 25 minutes.'

### LOCAL AUTHORITY

North Hertfordshire

### VIEWING

Strictly by prior appointment with the sole agents Savills.



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Photos taken June 2018 Brochure produced February 2019