



## Grade II Listed period house in country setting

Rye End Farm, Codicote, Nr Hitchin, Hertfordshire, SG4 8SU



Most interesting period house • Many original features including exposed timbers • Large kitchen/breakfast room with vaulted timber framed ceiling • Lovely brick fireplaces • Master bedroom with en suite • 3 reception rooms • Extensive range of barns and outbuildings • Wonderful rural setting • Stunning views

Welwyn North Station 4.4 miles – Kings Cross from 27 minutes  
Harpenden Station 6.5 miles – St Pancras International from 22 minutes  
St Albans 9.2 miles A1(M)(J6) 4.1 miles M1 (J10) 9.7 miles  
London Luton airport 10.4 miles

### Description

Once part of the Kimpton Hoo Estate, Rye End Farm is a delightful detached period farmhouse believed to date back to the 1500's and set in lovely gardens and grounds which sit alongside the pretty chalk bed river Mimram. The setting is just delightful from all aspects of the property. Wonderful views over adjoining pasture and farm land can be enjoyed.

To the western side of the house and set around a courtyard, is an extensive range of barns including a substantial 17th Century barn, stables and outbuildings. The buildings offer a multitude of uses, not least, the possible conversion into ancillary accommodation/ games room, home office space or extensive garaging subject, of course, to the usual planning consents. For those with an equestrian interest there is stabling, tack room and an acre paddock to the south.

Rye End Farm is also noteworthy for its long established Osier beds where, historically, willow trees were planted and coppiced to produce withies, which in turn produced items such as baskets and fish-traps.

There are extensive 'informal' gardens to the east and south of the house, which are interspersed by mature trees and where a small lake can be found. The pretty Osier beds run away from the gardens and make for a lovely walk down towards some productive watercress beds.

The house is approached down a long farm track which runs between the osier beds and privately owned farm land. After crossing a small bridge, Rye End Farm stands proudly on its own and flanked by wonderful open pasture land.

### Local information

Rye End Farm is located in a stunning rural setting, equidistant between the charming villages of Codicote and Kimpton, both of which have a general store/post office, public houses and village schools.

The property is about 6.5 miles from both Harpenden and Welwyn. Both towns offer a great selection of shops, boutiques, and supermarkets.









Transport is well provided for with a prompt commuter train service into Kings Cross from Welwyn North, or from Harpenden which travels into St Pancras International.

There is an excellent choice of schools including the local primary schools in Codicote and Kimpton. Preparatory schools locally include Aldwickbury, St Hilda's, and Beechwood. Secondary education can be found in Harpenden including Sir John Lawes, St Georges and Roundwood, whilst Hitchin has the Boys' and Girls' Schools. St Albans has the St Albans Boys School, St Albans High School for Girls and St Columbus College.

#### **Services**

Mains electricity. Private drainage system. Oil fired central heating.

Bore hole water supply with annual payment to Oxford University, the principle land owner of the estate.

#### **Easements, Wayleaves and Rights of Way**

The property is offered for sale subject to any public or private rights of way and any easements and wayleaves, whether referred to in these particulars or not.

#### **Viewing**

Strictly by appointment with Savills.















**Rye End Farm, Hitchin**  
**Main House gross internal area (approx)** 2,515 sq ft / 234 sq m  
**Stables** 1,966 sq ft / 183 sq m  
**Barn & Shed** 1,605 sq ft / 149 sq m



For identification only. Not to scale. © 190626NI

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