1 The Old Dairy
The Old Dairy
Kinsbourne Green Lane | Kinsbourne Green | Harpenden
Hertfordshire | AL5 3PF

A wonderful opportunity to acquire a substantial property with flexible accommodation and with great facilities for those looking for a ‘Hobby Farm’ or equestrian property

**The Property**
- Reception hall, sitting room and dining area, kitchen and separate breakfast area, morning room, 2 utility rooms, studio with suspended storage/sleeping area above, separate kitchen, study, master bedroom suite with dressing area, en suite bath and shower room and mezzanine floor above, 4 further bedrooms, 2 bathroom/shower rooms

**Grounds**
- Lovely private courtyard garden to rear and gardens to the side, mature productive fruit orchard, paddock land – in all – about 3.37 acres
- Extensive parking to front, double garage, secure stable yard with quality loose boxes, light/power/water and CCTV system, range of very useful outbuildings

Harpenden High Street 2.1 miles
M1 (J9) 2.1 miles
Harpenden Station 2.5 miles (St Pancras International from 18 minutes)
London Luton Airport 5.8 miles
St. Albans 7 miles
M25 (21) 9.8 miles
The Old Dairy is a substantial property with over 4,200 sq ft of living space. This is set mainly on the ground floor but with the added benefit of large attic bedrooms and galleries at first floor level. If required the property has the flexibility to offer a self contained annexe.

There are many features of note including:

- Exceptionally spacious sitting room under an impressive vaulted ceiling with "minstrels' gallery"
- Lovely breakfast room with double doors which open out to the rear courtyard
- Spacious master bedroom suite with mezzanine floor above
- Morning room with staircase to first floor
- Secure stable yard for those seeking an equestrian style home
- Generous double garage integral to the house
- Great ‘Hobby Farming’ opportunities and for those wishing to work from home
- Good quality pasture land and very productive orchard
- Electric gates and security camera system
- Extensive solar panels – both photovoltaic and solar thermal
- Rainwater harvesting system
**Location**

Kinsbourne Green is a small and attractive hamlet set around a large Common on the outskirts of Harpenden, just over 2 miles from the High Street. With a delightful country feel it is the perfect place to bring up a family with lots of open space to explore.

Bring us down to Harpenden High Street, Kinsbourne Green benefits from easy access to a whole range of facilities including shopping, a comprehensive choice of schooling, both private and state, and good road connections with the M1.

There are plenty of leisure opportunities close by including a comprehensive sports complex at Rothamsted Park, which has tennis and squash courts, an indoor heated pool and a popular gymnasium. Golfers will be spoilt for choice of venue with four golf courses a short drive away.

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**The Old Dairy**

Main House gross internal area = 4,412 sq ft / 408 sq m
Garage gross internal area = 350 sq ft / 33 sq m
Open Barn gross internal area = 759 sq ft / 71 sq m
Stables gross internal area = 739 sq ft / 69 sq m

Quaint Annexe (Kitchen, External Danishes & Mews Stables)

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**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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Denotes restricted head height
Savills Harpenden
2 Station Road, Harpenden
Hertfordshire, AL5 4SD

Tel 01582 465000
Email harpenden@savills.com
www.savills.com