



MARFORD FARM

SHEEPCOTE LANE, WHEATHAMPSTEAD, ST ALBANS, HERTFORDSHIRE AL4 8NJ



A CHARMING PERIOD FARMHOUSE WITH EXCELLENT RANGE OF OUTBUILDINGS AND SELF CONTAINED ANNEXE, SET IN GARDENS AND GROUNDS OF ABOUT 2.5 ACRES.

MARFORD FARM, SHEEPCOTE LANE,
WHEATHAMPSTEAD, ST ALBANS,
HERTFORDSHIRE AL4 8NJ

- ♦ Lovely exposed timbers to reception rooms
- ♦ Large kitchen/breakfast room
- ♦ Versatile living space
- ♦ Self contained annexe, perfect for dependant relative or working from home
- ♦ Attached timber framed barn with potential to convert (STPP)
- ♦ Further range of useful outbuildings
- ♦ Extensive gardens
- ♦ Separate paddock, ideal for those with an equestrian interest
- ♦ River frontage
- ♦ Extensive parking and detached double garage

Mileage

Harpden town centre with mainline station 3.5 miles –
St Pancras International from 22 minutes

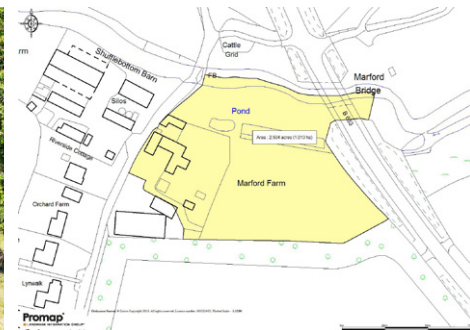
St Albans City Centre with mainline station 4.8 miles

Welwyn Garden City centre with mainline station 5 miles –
London Kings Cross from 30 minutes

M1 (J 9) 7.0 miles

London Luton Airport 7.9 miles





Description

Situated at the end of a quiet no-through road and backing on to the River Lea, you would be forgiven to think that you are in the middle of the countryside. However, being just 3.5 miles from Harpenden and 4.8 miles from St Albans, Marford Farm offers the 'country feel' with the London connection.

The farmhouse offers great scope if one needed to have space to work from home, a dependent relative to look after or just wanting to utilise the great range of barns for recreational purposes.

The formal and informal gardens offer great space for children and for entertaining guests and a large paddock to the east of the house offers grazing for livestock, or for those with an equine interest.

Agents note

Adjacent to the double garage is a modern agricultural barn which is not included in the sale. The barn will be converted into 3 residential units by a third party.

An overage provision may apply – please contact Savills for further information

Local Information

Marford Farm is situated less than ½ a mile from the pretty and historic village centre of Wheathampstead, which offers a good range of shops, pubs and a Tesco Express. Wheathampstead lies about 3.5 miles east of the delightful tree-lined high street of Harpenden with its distinctly village feel, offering supermarkets, numerous boutiques and traditional independent shops, restaurants, bars and bistros. While St Albans City centre is about 5 miles and offers a wider range of shops and amenities.

Harpenden and St Albans are renowned for their private and state schools and both have numerous leisure and sporting facilities. For the commuter, Harpenden and St Albans provide mainline stations, which provide fast and frequent train services into London St Pancras International (from 25 and 18 minutes respectively). Road communications are excellent with the M1 (junction 9) being just 7 miles distant, and the A1M being 5.5 miles distant. Both motorways provide a direct link to the M25.

Services: Mains water, electricity, gas and drainage.

Local Authority: St Albans District Council

Wayleaves, Easements, Covenants and Rights Of Way

The property is being sold subject to, and with the benefit of all rights including: rights of way, whether public or private, light, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and mast, pylons, stays, cables, whether referred to in these particulars or not.

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills

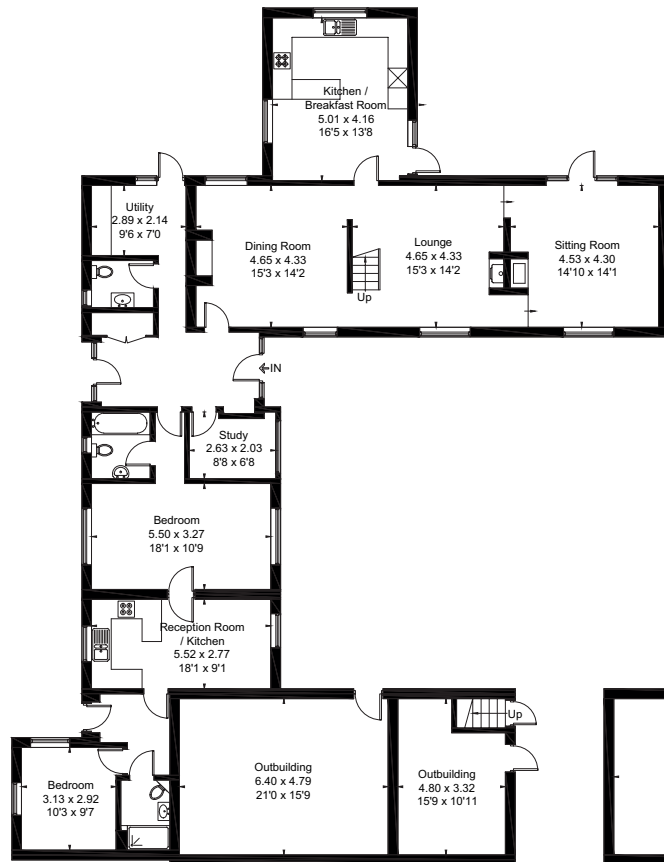
FLOORPLANS

Gross Internal Area (approx) = 259.5 sq m / 2793 sq ft

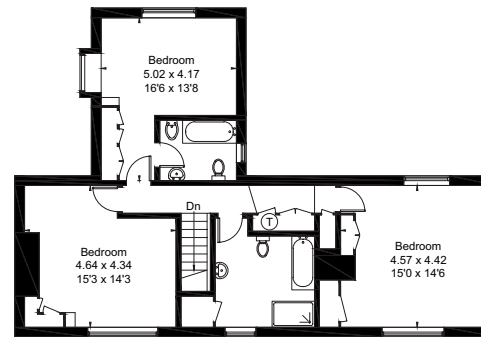
Outbuilding = 158.7 sq m / 1708 sq ft

Garage = 37.8 sq m / 407 sq ft

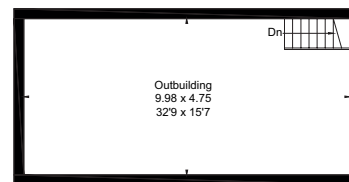
Total = 456 sq m / 4908 sq ft



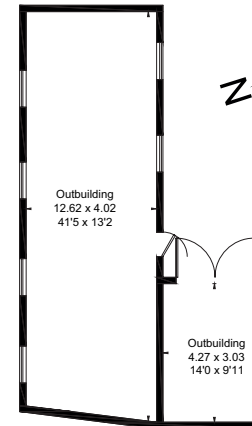
Ground Floor



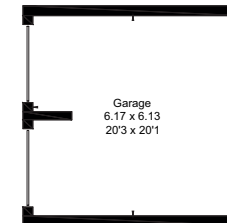
First Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		