



Contemporary country living at its finest

Bowersbury Farm, Bower Heath Lane, Bower Heath, Harpenden, Hertfordshire, AL5 5EE

Freehold





Entrance Hall, Sitting room, Kitchen/dining area/family room, Drawing room, Utility room, Pantry, Principal bedroom with en-suite bathroom with shower/steam room, two further bedrooms one with en-suite shower room the other with en-suite bathroom and dressing room, guest bedroom, bedroom/study, family bathroom with separate shower. Two individual annexes • Gym/playroom • Garaging • Log sheds and gardener's store

About this property

Originally built in 1953, Bowersbury Farm has undergone an incredible transformation to become a home sitting very comfortably in the 21st Century. Stripped to its original shell, the extensive renovation project has been carried out with meticulous care resulting in a magnificent family home. Set back from a charming lightly wooded lane, the property occupies very rural grounds extending to about 4.5 acres. Designed with flexible living at the forefront, the owners have created a multi-functional arrangement of spaces, perfect for the differing dynamics demanded by today's living needs. With a keen eye for keeping the house current, there is high speed fibre direct to the property, CAT6 data wired to all rooms and wi-fi, sky TV and aerial and Ring entry with CCTV. Through a delightfully oversized front door into a cathedral-like reception hallway, a bespoke handcrafted staircase climbs the vast double height space. A barn style door slides open into the kitchen/dining/family room which is triple aspect with sliding doors onto the expansive terrace. The well-considered and designed kitchen features bespoke cabinets by Dwayne Edward's of Harpenden with integrated appliances including a pair of larder fridges and freezers, inset hob, ovens and drinks

fridge. A stunning and generously sized breakfast island takes centre stage with a pair of induction hobs set in book matched granite which is also utilised for the adjacent worktops. With a lengthy slot window in place of the usual splash back tiling and glazing on three sides along with a pair of skylights, this whole space is filled with light even on the duller of days. Extending to over 45ft, this space is perfect as a relaxed area for the family to spread out in front of the island wood burner whilst watching TV and keeping the chef company! Behind sliding barn style doors there is a well fitted utility room and separate walk in pantry providing ample storage space for the most ambitious of cooks. Across the hallway there is a dual aspect sitting room, again with a wood burner and bi-fold doors opening up onto the terrace. A sociable area with more than enough space for comfy sofas to relax enjoying the far reaching countryside views. In the east wing of the house is a self-contained annexe with its own front door. Consisting of a stylish sitting room/kitchen with sliding doors to the terrace, a generously sized bedroom with fitted cupboards and well-appointed wet room, this would be ideal for returning offspring or dependents seeking single-storey living.



Quietly situated in the west wing of the house there are two en suite guest rooms, one with a shower room, fitted cupboards and sliding door out to the gardens, and the other with a bathroom and walk in dressing room.

On the first floor is an elegant master suite with dressing room, fitted cupboards and a luxurious wet room with bath and steam room. Again enjoying far reaching southerly views over the surrounding countryside. There are two further bedrooms on this floor each sharing a family shower room. This is a perfect space for youngsters to share with their parents being close by. There is a self-contained annexe behind the garage overlooking the gardens and terrace. There is a kitchenette and shower room, making this a perfect retreat for a teenager seeking a little independence or indeed for dependents or staff. The owner has created an air conditioned gymnasium set away from the house. With cooling during the summer months and heating during the cooler months thus is a space which could be put to a variety of uses.

Outside:

The gardens are laid mainly to level lawns and are interspersed by a variety of fruit trees and saplings. Bordered by woods to one side and fields to the rear, this really does provide a reassuringly rural feel. Across the rear of the house there is a fabulous well-appointed terrace with a stunning modern all-weather gazebo and fire pit; a wonderful entertainment space to enjoy the great outdoors. Set to one side behind fencing is a vegetable garden with greenhouse; perfect for raising some home grown fruit and veg. There is an additional 3,000 sq ft

approx. of various mixed use outbuildings, some require more modernization than others and all have access via a separate driveway to the right of the house. Planning has been submitted to redevelop these outbuildings into one dwelling, however please note that permission has not been granted as of yet.

Local Information

Situated on the rural outskirts of Harpenden, this charming house enjoys a distinctively rural feel as it is located in the heart of countryside. Surrounded by rolling Hertfordshire countryside, bluebell woods and farm land, this is an ideal location to escape the hustle and bustle of everyday life whilst still offering easy access to shopping, leisure facilities and transport links. Harpenden town centre is approximately two miles away providing a wide range of shops, pubs and restaurants, as well as the mainline railway (Direct to St Pancras International in under 30 minutes). The M1 and A1M are both within a ten minute drive. Harpenden's choice of schooling for all ages, both private and state is simply excellent. Nearby schools include the new Katherine Warrington School which is one and a half miles away, St Georges, Sir John Lawes, Roundwood Park, Aldwickbury Preparatory School, St. Albans School in St Albans and Beechwood Park at Markyate.

Local Authority

St. Albans City & District Council

Energy Performance

EPC Rating: D

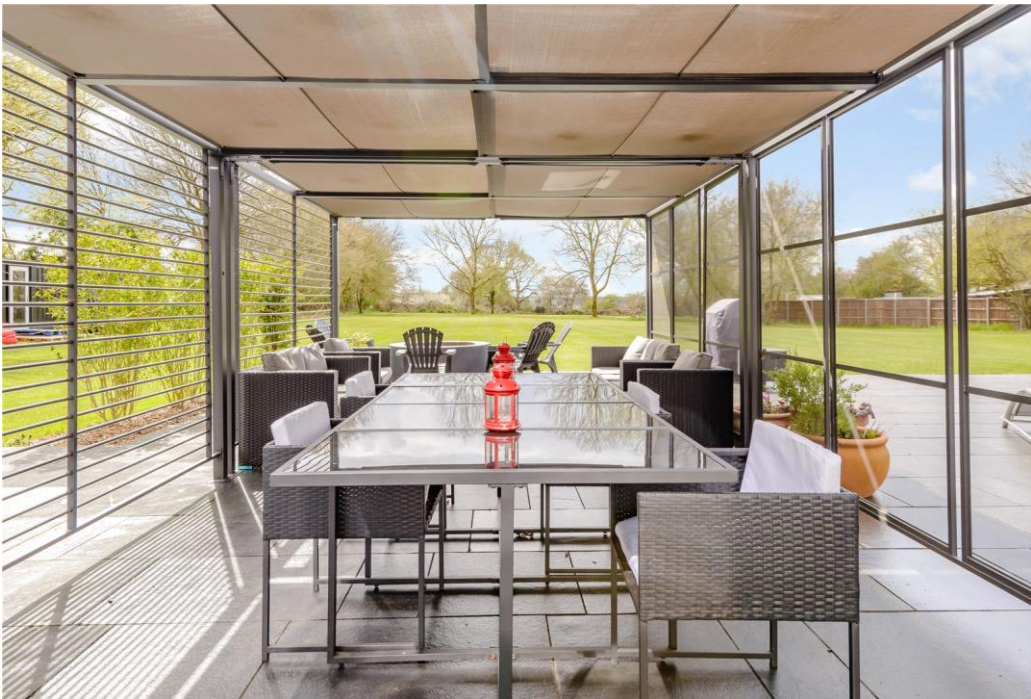
Viewing

All viewings will be strictly by prior arrangement through Savills Harpenden Office.

Telephone:

01582 465 000.





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Main House gross internal area = 4,430 sq ft / 412 sq m

Garage gross internal area = 445 sq ft / 41 sq m

Annexe gross internal area = 490 sq ft / 46 sq m

Gym & Log Sheds gross internal area = 428 sq ft / 40 sq m

Total gross internal area = 5,730 sq ft / 532 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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

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