
 7 bedrooms

 7 bathrooms

 7 receptions

 2 Acres

 Garaging

 EPC Band F

Freehold

Council Tax Band:
H £0.00 (2024/25)

Local Authority:
Dacorum Council



Grade II* listed country house set in approx. 2 acres. Stunning country living on a grand scale!

Description

This charming, detached period house is a splendid example of historic architecture dating back to the 1500s. Sympathetically modernised, it offers flexible accommodation ideal for multi-generational living or for those needing more space to work from home. Accessed via a gated entrance, the house is arranged around a cobbled courtyard. The entrance hall features a cocktail bar opening onto two seating areas, perfect for entertaining. There are two double bedrooms with ensuites, and a further kitchen and dining room, enabling use as a self-contained annexe if desired. Three sitting rooms, all with feature fireplaces, add to the allure. The large kitchen/breakfast room is dual aspect, with white hi-gloss units and a central island seating six. It leads into a dining room and a spacious well house with glazed doors to the garden. A separate utility and boot room complete this level. On the first floor, five bedrooms include two with ensuites. The principal suite has two dressing rooms and an ensuite shower room. Two family bathrooms serve the remaining bedrooms. The property also includes an indoor pool and gym accessed from the bar area. The gatehouse, part of the main entrance arch, houses two home offices and an extensive area above with conversion potential, subject to planning permission. The well-maintained gardens feature generous lawns, terraces, and a covered outdoor kitchen and entertaining area.

Location

Tucked away amid beautiful countryside, just 4 miles from Harpenden with M&S, Waitrose, Sainsburys, excellent schools, and fast trains to

Buyers Information

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







Bonnars Farm, Windmill Road, Pepperstock, Hertfordshire
 Approximate Area 530.19 sq m / 5,707sq ft
 Basement 20.3 sq m / 218 sq f
 Barn 116.1 sq m / 1,250 sq ft



This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

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