



8 bedrooms



6 bathrooms



6 receptions



Private Garden



Garage



EPC Band C

Freehold

Council Tax Band:  
H £4,680.18 (2025/26)

Local Authority:  
Dacorum Council





Home Farm is an impressive 6-bed family house with a separate 2-bed annex, secluded on its own land. Enjoy wonderful views just a 10-min drive from Harpenden town centre.

### Description

The 18th-century house, once the coach house to Caddington Hall, has been completely updated with a bespoke kitchen, new bathrooms, state-of-the-art communications, security systems, underfloor heating, and high insulation, ensuring it's energy-efficient. A nearby outbuilding is now a self-contained two-bedroom guest annexe, making the property eight bedrooms in total, with potential for more in the loft. Original features are preserved alongside modern updates. The house features a large living room with bifold doors to gardens, and a sloping glass roof highlights original brick arches and a well with a glass cover. A contemporary log burner adds warmth. The luxuriously large kitchen includes an island, space for dining table, and TV area, and opens to terraces. One wing holds an elegant dining room with exposed beams, the other a study and TV room with a log burner. There are three en suite bedrooms, with a principal suite featuring a vaulted ceiling, dressing room, and luxurious bathroom. The extensive loft is ready for further conversion. Set in about 10 acres, half gardens and half parkland, the house offers privacy and views of a rolling landscape. Wildlife abounds, and a pond attracts ducks and herons. A summerhouse on stilts provides a dining space with a balcony and jacuzzi below. A nearby barn is a gym with views. An orchard garden and original estate walls with pear and quince trees add character. Lit up trees create a magical night scene.

### Location

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.



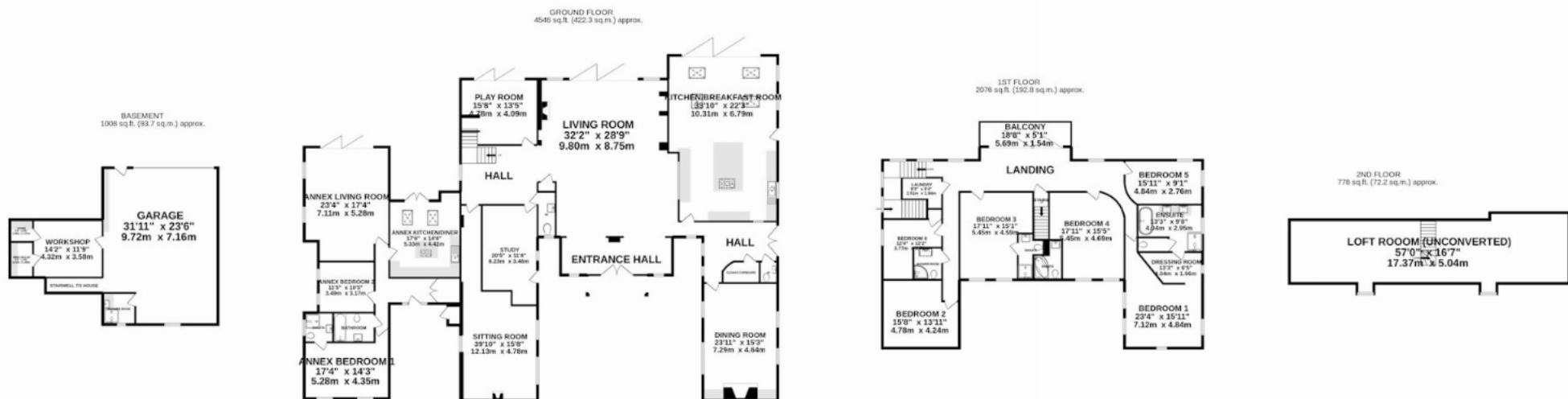








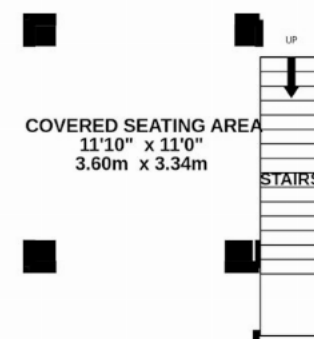
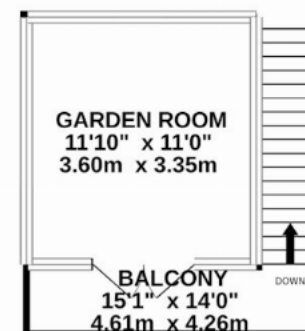
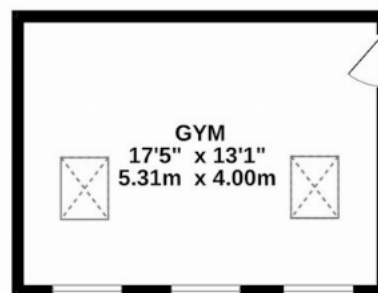
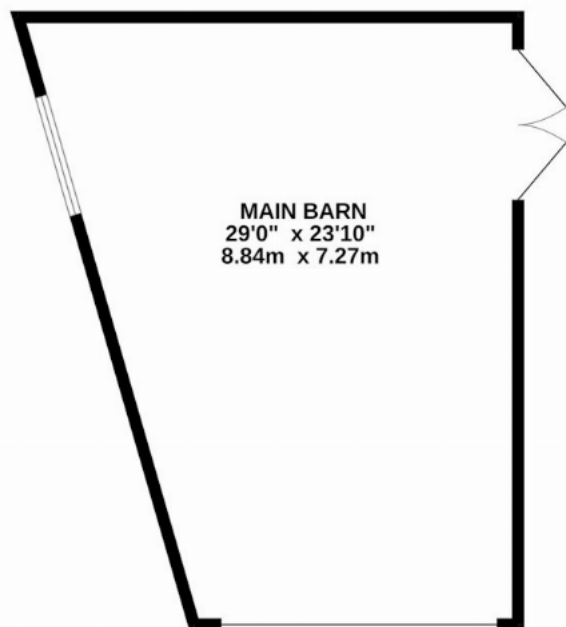




TOTAL FLOOR AREA : 8407 sq.ft. (781.1 sq.m.) approx.

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





TOTAL FLOOR AREA : 1099 sq.ft. (102.1 sq.m.) approx.

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**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.