

 6 Bedrooms

 6 Bathrooms

 5 Receptions

 Private Garden

 Driveway

 EPC Band E



Freehold

Council Tax Band:
H £4,983.58 (2026-2027)

Local Authority:
East Hertfordshire District Council

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Mangrove Lane, Hertford, Hertfordshire, SG13 8QG
Guide price of £2,100,000

Elegant farmhouse with cottage, 6 beds, open-plan living, mature gardens, meadow, ample parking, versatile for modern family living.

Description

Swallow Grove Farmhouse, with The Mews Cottage, offers a stunning country home with character and versatility. The property includes six bedrooms and elegant, flexible reception spaces for modern family life. The detached cottage is ideal for guests, multi-generational living, or potential income. The main house boasts charming red brick, rendered and timber-framed elevations, seamlessly blending period character and contemporary design. The heart is an impressive open-plan kitchen, dining and sitting area, featuring bi-fold doors opening to the gardens. The kitchen includes classic shaker-style cabinetry, a central island, an Aga, and high-spec appliances. A utility room, shower room, and walk-in pantry adjoin the kitchen. The ground floor also has two reception rooms with garden views and iron fireplaces. Upstairs, find five bedrooms, a principal suite with dressing room and en-suite, and a stylish family bathroom. A cinema room provides additional living space. The Mews Cottage offers a sitting room, sunroom, kitchen, shower room, double bedroom, and shower room. Accessed via electric gates, the property features a gravel driveway, ample parking, expansive gardens, patios, and a pergola with wisteria, leading to a large meadow, completing this idyllic setting.

Location

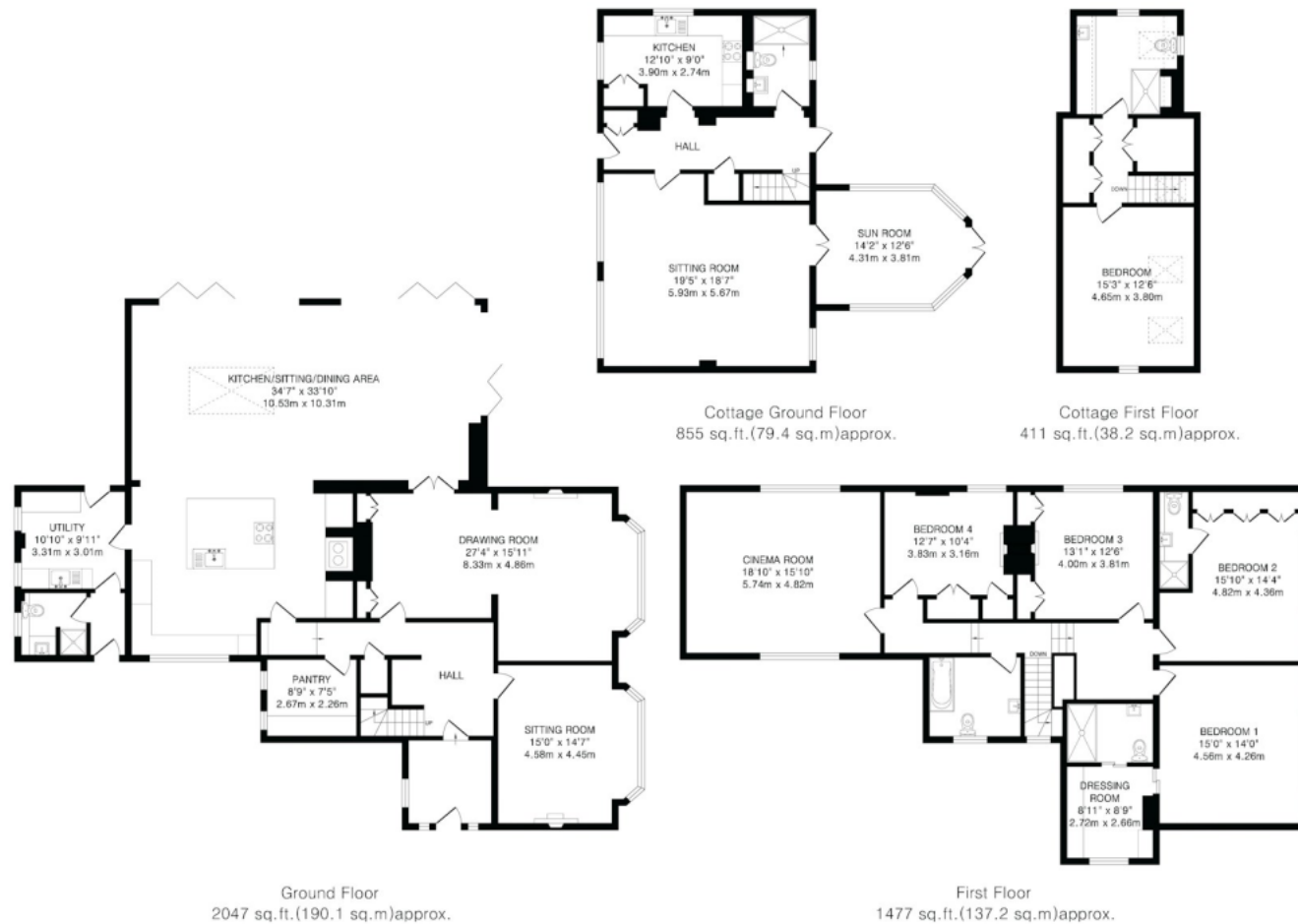
Swallow Grove Farmhouse enjoys a highly sought-after rural setting along Mangrove Lane, just one mile from the heart of Hertford, the historic and vibrant county town of Hertfordshire. Surrounded by open countryside yet



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TOTAL FLOOR AREA: 4790 sq.ft.(444.9 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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