
 7 bedrooms

 3 bathrooms

 5 receptions

 1.3 Acres

 Garage/Drive

 EPC Band E

Freehold

Council Tax Band:
H £4,795.88 (2025-2026)

Local Authority:
North Hertfordshire



Impressive period country home in beautiful south-facing landscaped gardens, set in approx. 1.3 acres.

Description

The current owners have cherished this idyllic family home for over 31 years. Nestled on a south-easterly plot of approximately 1.3 acres, within a conservation area, the original timber-framed house dates back to the early 18th century with later additions. The welcoming reception hall opens to an elegant drawing room with a fireplace, a snug with log-burning stove, and a large dining room with a bay window connecting to a sunny orangery. A modern kitchen with Aga and pantry, a utility room, and cloakroom add convenience. The annex, with its own entrance, includes a vaulted reception room, kitchen, shower room, and two bedrooms. The principal bedroom upstairs features a cast iron fireplace, sash windows, a dressing room, and a bathroom. Outside, a sweeping driveway with EV charging, mature gardens, sun terraces, tennis court, and spectacular views enhance the charm. Plans for a kitchen/dining extension are available, and additional development potential exists above the garage and annex.

Location

Manor Farmhouse, a secluded gem in Old Knebworth, part of the Knebworth Estate. Close to village amenities and just 1.4 miles from Knebworth station (London Kings Cross 25 mins). A1, Luton airport, and nearby towns all easily accessible.

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.





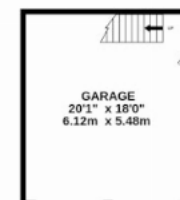




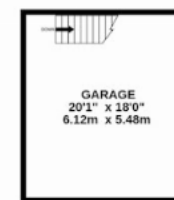
GROUND FLOOR
2983 sq.ft. (277.5 sq.m.) approx.



1ST FLOOR
1609 sq.ft. (149.5 sq.m.) approx.



GARAGE
354 sq.ft. (32.6 sq.m.) approx.



GARAGE 1ST FLOOR
355 sq.ft. (32.8 sq.m.) approx.

TOTAL FLOOR AREA : 4993sq.ft. (463.9 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.

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.