


 5 bedrooms

 2 bathrooms

 3 receptions

 South Facing

 Garage/Drive

Freehold

Council Tax Band:  
H £4,734.90 (2025-2026)

Local Authority:  
North Hertfordshire District Council





This exceptional home, full of character and charm, is nestled in a peaceful hamlet near Codicote. Lovingly restored and extended, it features beautifully landscaped gardens with a desirable southerly aspect.

### Description

Offered chain-free, this charming Grade II Listed home with stunning gardens and a unique water tower conversion has been lovingly restored and sympathetically extended. Showcasing its period features, the home offers a warm and inviting atmosphere with accommodation over three floors. It includes multiple reception rooms, five/six bedrooms, and two bathrooms. Original exposed beams, inglenook fireplaces with open hearths, and multi-fuel stoves highlight the rich heritage dating back to 1630. The well-designed layout provides ample family living space. The ground floor features a welcoming entrance hall with utility space and wc, a dining/reading room, a living room, and a separate sitting room. The modern kitchen/dining room offers garden access, ample storage, work surfaces with a breakfast bar, and integrated appliances. Upstairs, the characterful landing leads to the principal bedroom with an en-suite bathroom and walk-in wardrobe, while the remaining three bedrooms are served by a beautifully appointed family bathroom. Two additional second-floor bedrooms feature exposed beams. The landscaped rear gardens offer a southerly aspect with lawns, mature planting, and seating areas perfect for al-fresco dining. A carriage driveway provides ample off-street parking. The converted water tower includes a tandem length garage, home gym, and games rooms. Located near Codicote's amenities and surrounded by countryside, this home blends period charm, modern comfort, and unique architecture.



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: 3544 sq.ft. (328.9 sq.m) approx.**

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

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