



# Swallow Grove Farmhouse

Mangrove Lane, Hertford



## A stunning period farmhouse with modern extension and a separate detached cottage, set in beautiful gardens

A handsome detached farmhouse, which has been extended to provide spacious, airy and flexible accommodation, in a sought-after rural setting close to Hertford.



**4 RECEPTION ROOMS**



**7 BEDROOMS**



**6 BATHROOMS**



**PARKING**



**GARDEN**



**FREEHOLD**



**RURAL**



**4,319 SQ FT**



**GUIDE PRICE  
£2,500,000**



### The property

Swallow Grove Farmhouse is a highly attractive detached home offering 3,389 square feet of beautifully appointed accommodation, including 6 bedrooms and comfortable flexible reception rooms. In addition, the detached cottage offers just over 1,000 square feet of further living space, and is ideal as an annexe for family members. The main house features splendid red brick, rendered and timber-framed elevations and has been extended to add further stylish, modern living space.

The ground-floor extension houses the stunning open-plan sitting area, dining area and kitchen, which is ideal for everyday living and entertaining guests. There are bi-fold doors to two aspects, welcoming the outside in and affording views across the stunning gardens, while the kitchen is fitted with shaker-style units, a large central island with a breakfast bar, an Aga and integrated appliances. Adjoining the kitchen, the utility room provides further space for household storage and appliances and a shower room. Also on the ground floor is a useful walk in pantry, a generous

drawing room and the relaxing sitting room, both of which benefit from south-facing bay windows and overlook the delightful garden, both feature attractive cast-iron fireplaces.

Upstairs, the generous cinema room provides further space in which to relax, or could be used as bedroom 6. There are five bedrooms, one of which is used as a study. The principal bedroom benefits en suite shower room and fitted storage. There is also a family bathroom and en suite to bedroom two.

The detached cottage offers further attractive, well-presented living accommodation. On the ground level it includes a well-proportioned sitting room, a sunroom with a south-facing aspect, a shower room and a fully-equipped kitchen. Upstairs there is one double bedroom, plus a further shower room.





## Outside

At the front of the property, five-bar wooden electric gates open onto the gravel driveway where there is plenty of parking space and access to both the main house and the cottage. The gardens are laid out to the side and rear, and feature patio areas for both the house and cottage, with far-reaching, pristine lawns beyond, dotted with various mature shrubs and bordered by established hedgerow. There is a further seating area shaded by a pergola with climbing wisteria, while a pathway bordered by box hedging and wisteria leads to the large open meadow towards the back of the plot.

## Location

The property lies in a sought-after rural position, a mile from the centre of Hertford, the bustling county town of Hertfordshire. The town offers excellent shopping, restaurants and cafés in its characterful centre, while there is also a selection of supermarkets and a wealth of leisure facilities, including easy access to parks and green space. Hertford boasts several reputable schools, including the outstanding-rated

Haileybury, Abel Smith School for primary and Simon Balle All-Through School for secondary, plus the independent Duncombe School and St. Joseph's in the Park. Brickendon Grange Golf Club and The Hertfordshire Golf & Country Club are both nearby. The town is well connected by road, with the A10 and the A1(M) both within easy reach. Meanwhile, the town's two mainline stations offer services to London Liverpool Street and Moorgate (both approximately 50 minutes).



## Distances

- Hertford town centre 1.2 miles
- Ware 3.3 miles
- Hoddesdon 5.4 miles
- Welwyn Garden City 8.0 miles
- Stevenage 12 miles

## Nearby Stations

- Hertford North
- Hertford East
- Hatfield
- Welwyn Garden City

## Key Locations

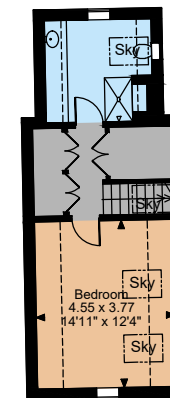
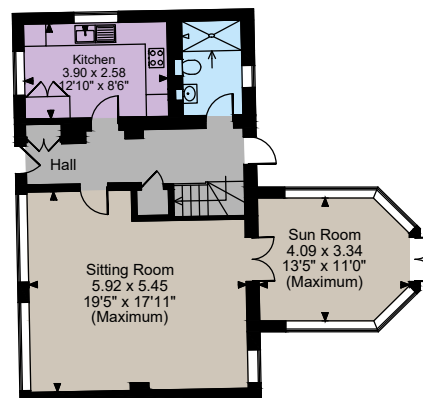
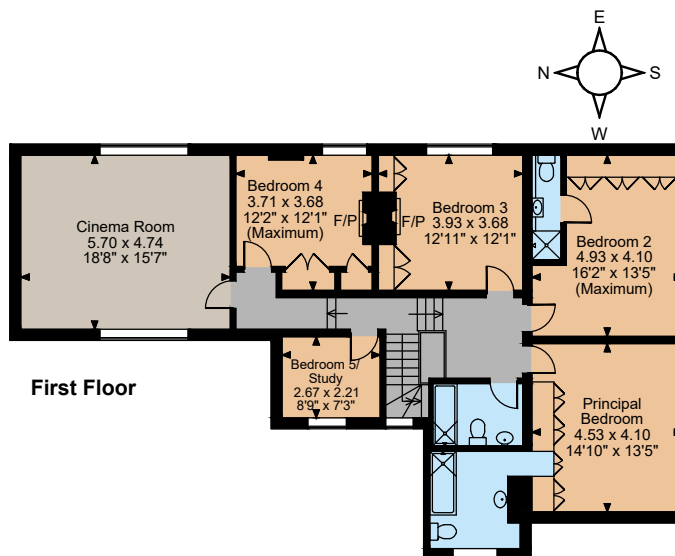
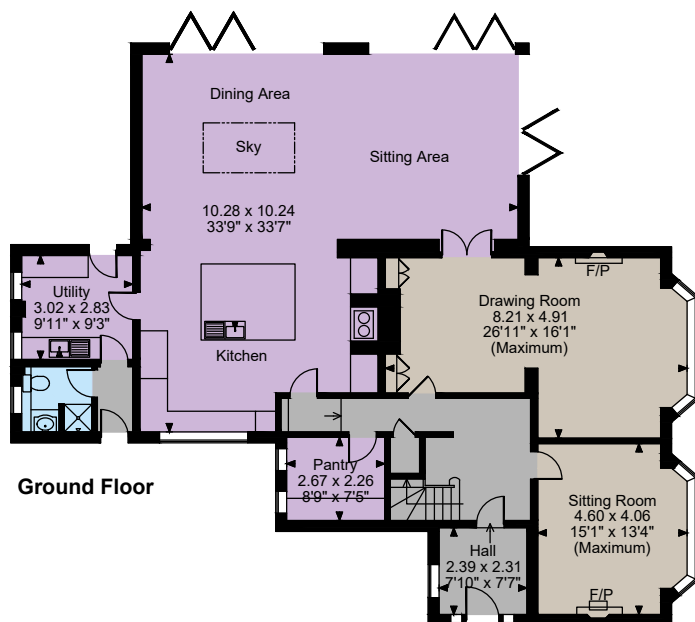
- Panshanger Park
- Balls Park
- Hatfield House
- River Lea navigation Canal

- Lee Valley Country Park
- St. Albans (historic cathedral city)
- Knebworth House

## Nearby Schools

- Haileybury school
- Presdales School
- Richard Hale School
- Abel Smith School
- Mill Mead Primary School
- Simon Balle All-Through School
- Morgans Primary School & Nursery
- Duncombe School
- St Joseph's Catholic Primary School
- St Joseph's in the Park
- Bengoe Primary School





The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height  
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## Floorplans

Main House internal area 3,371 sq ft (313 sq m)  
 Cottage internal area 1,030 sq ft (96 sq m)  
 Total internal area 4,401 sq ft (409 sq m)  
 For identification purposes only.

## Directions

SG13 8QG

what3words: ///deputy.sorry.shady - brings you to the driveway

## General

**Local Authority:** East Hertfordshire District Council  
**Services:** Electricity, mains water and private drainage  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
**Council Tax:** Band H **EPC Rating:** E  
**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

## Country House Department

43 Cadogan Street, London SW3 2PR

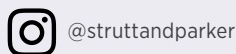
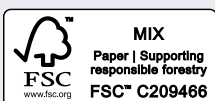
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## Cuffley

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