



Carramore House, 50 Vineyards Road

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Carramore House, 50 Vineyards Road, Northaw, Hertfordshire, EN6 4PD

An impressive, detached residence and annexe with stables, a swimming pool and extensive gardens and about 4 acres of grounds

Cuffley 1.9 miles, Cuffley station 2.1 miles (40 minutes to London St. Pancras), Potter's Bar 1.8 miles, Potter's Bar station 2.8 miles (20 minutes to London King's Cross), M25 (Jct 24) 2.8 miles, Hatfield 6.4 miles, London Luton Airport 23 miles

Storm Porch | Reception hall | 2 Living rooms
Sitting room | Hallway | Office | Dining room
Kitchen/breakfast room | Kitchen 2 | Utility
Boot room | Pump room | Cellar | Cloakroom
Principal bedroom with en suite bathroom
5 Further bedrooms | Bedroom 7/dining room
2 Bathrooms | Double garage | Single garage
Stables | Potting shed | Workshop/garden store
Pool plant room | Changing room with shower
and sauna | Swimming pool | Garden | EPC
rating D | 4 acres

The property

This substantial detached house offers almost 5,000 sq. ft of attractive accommodation arranged across two light-filled floors. This flexible property can be arranged as one seven-bedroom family home or divided into a main house and a three-bedroom annexe.

The main house has four ground-floor reception rooms including the dual aspect sitting room, which has a fireplace and French doors opening onto the rear terrace. The hallway also provides access to the terrace via French doors, while

there is a formal dining room and a comfortable drawing room. The well-proportioned kitchen and breakfast room has bespoke wooden units, integrated appliances and space for a breakfast table for informal dining.

Upstairs, the galleried landing leads to four well-presented double bedrooms including the principal bedroom with its extensive fitted storage and en suite bathroom. Each of the additional bedrooms has built-in storage, with one including a washbasin. There is also a family bathroom.

The ground-floor annexe area connects to the main house via an internal door and features a 23ft sitting room and a fully-equipped kitchen. There are also two double bedrooms of similar proportions, and a bathroom. Additionally, there is a dining room which could be used as a third annexe bedroom if required.

Outside

The house is set in a glorious garden, which faces southeast and welcomes plenty of sunlight throughout the day. At the entrance there is a carriage driveway with wrought-iron security gates, which open onto a gravel parking area with access to the detached double garage and integrated single garage. Outbuildings include a stables block, a potting shed, a garden store or workshop and a plant room. There are also changing facilities for the swimming pool, with a sauna and shower. The outdoor heated swimming pool measures 12m and includes a surrounding sun terrace.



At the rear, there is a patio area which is ideal for al fresco dining, and an extensive area of lawn with established shrubs, hedgerows and perennials. The delightful orchard boast a variety of apple, plum and pear trees.

A separate lane at the side of the house provides vehicle access to the stables block and fenced paddock, which is ideal for exercising horses.

Location

Carramore House is situated on the edge of the small Hertfordshire village of Northaw, within moments of Cuffley and Potter's Bar. The village itself has a local primary school, two pubs and a village hall, while Cuffley offers everyday amenities including small supermarkets, plus a selection of shops, cafés and restaurants. Potter's Bar offers a further choice of amenities and larger supermarkets. Further schooling in the area includes the independent Queenswood School, Stormont School and Lochinver House. Northaw is conveniently located for transport connections, with Cuffley mainline station offering services to London St. Pancras and Moorgate (40 and 45 minutes respectively), and Potter's Bar providing fast services to London Kings Cross (20 minutes). The M25 is just three miles away.



Approximate Gross Internal Area 5672 sq ft – 527 sq m
 Ground Floor (Bungalow) Area 1427 sq ft – 133 sq m
 Ground Floor Area 1585 sq ft – 147 sq m
 First Floor Area 1206 sq ft – 112 sq m
 Cellar Area 124 sq ft – 11 sq m
 Garage Area 205 sq ft – 19 sq m
 Outbuilding Area 694 sq ft – 64 sq m
 Stable Area 432 sq ft – 40 sq m



General

Local Authority: Enfield Council

Services: Electricity, mains gas, water and drainage

Council Tax: Band H

Tenure: Freehold

Guide Price: £3,500,000

Strutt and Parker London

43 Cadogan Street, London, SW3 2PR

020 7591 2213

london@struttandparker.com

struttandparker.com

Cuffley

Sopers House, Sopers Road, Cuffley, EN6 4RY

01707 524206

cuffley@struttandparker.com

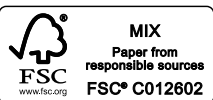
struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[/struttandparker](https://facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken January 2024. Particulars prepared January 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

