

Corner Farm House, Redbourn
Road, Hemel Hempstead,
Hertfordshire, HP2 7AZ

David
Doyle
Sales and Lettings

Price £850,000 Freehold



Corner Farm House is a beautifully presented 4 bedroom 2 bathroom period property with a double garage, parking and stunning gardens , reputed to be the oldest and most historic residence in the town. The Grade II listed building is believed to date back to Tudor times and the sixteenth century although parts are reputed to date back even further to Medieval times and the fourteenth century. The property offers spacious and flexible accommodation while retains a wealth of period features, the ground floor offers 3 reception rooms, a kitchen breakfast room, study, cloak room / utility room and a welcoming entrance hall. The first floor is arranged in two wings both sides feature 2 bedroom and a bathroom each. Externally the property is approach via the gated rear access that offers access to the driveway that offers extensive off road parking and access to the double garage. The garden is another outstanding feature of this property, offering patio seating for outside entertaining, areas laid to lawn and mature herbaceous borders. Viewing is highly recommended to fully appreciate the quality of this home.

The property has been fully and painstakingly restored using traditional materials and building methods. Because the building is listed all the materials that were taken out of the building had to be used on the rebuild. Original timbers have been carefully restored, thousands of bricks have been taken out, cleaned and put back again. Wattle and daub walls have been replaced by waffle and daub.

The Original beams in the walls and ceilings have been exposed and line plastered and line washed walls provide a contrast to feature exposed brickwork. The doors are solid oak with wrought iron hinges and fixings. The internal doors are traditional with latch fittings. The floor, skirting boards, staircases and panelled walls are in oiled oak. Traditional oak framed leaded light windows can be seen throughout the property.

Many items reflecting the lives of previous inhabitants of the property were unearthed during the restoration. These included a 1658 coin dating back to Oliver Cromwell's time. Dozens of pins also dug out of the ground, commonly buried at this time to keep witches away.

Corner Farm House is now an outstanding and superbly presented Elizabethan home with spacious and flexible accommodation providing the comforts of a modern home but retaining all the original character of the building.

Hemel Hempstead is a highly desirable Hertfordshire town with excellent links for the commuter to London. The M1/M25 access points are close at hand as is the mainline railway station (London Euston 26 mins). The town is bordered by beautiful open countryside and has the Chiltern Hills and Ashridge Park nearby.

The town itself offers a full range of shopping facilities and amenities including the excellent Riverside Shopping Centre. There are many parks and open spaces, the town is served by excellent local and private schools.

Hemel Hempstead's Old Town High Street has been described as the prettiest road in the county with its cobbled road and stone pavements and wonderful blend of Medieval, Georgian and Victorian properties including St Mary's Church and Town Hall. With its retro cafes, cosmopolitan restaurants and period public houses and specialist shops it is a pleasure to visit.

Beautifully presented Grade II listed period property

Spacious and flexible accommodation that retains a wealth of period features

Living room. Sitting room

Kitchen breakfast room

Utility / Cloak room

Study

Four first floor bedrooms and two bathrooms

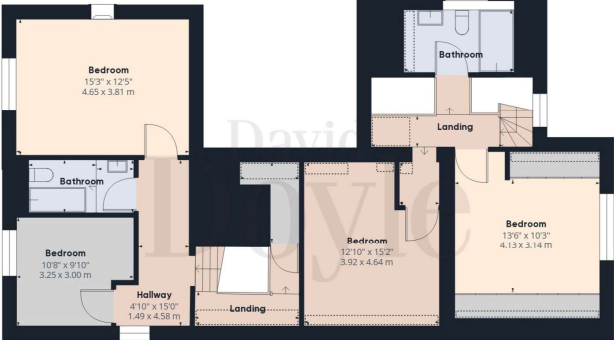
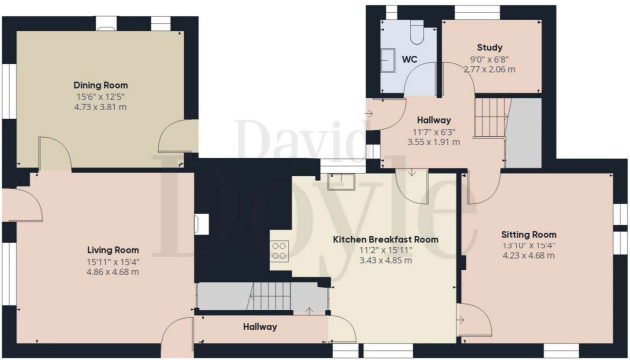
Garage and driveway

Stunning gardens

A MUST VIEW

Council Tax Band G

Tenure -Freehold



Approximate total area⁽¹⁾

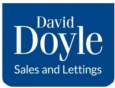
2470.19 ft²
229.49 m²

(1) Excluding balconies and terraces

Reduced headroom

79.79 ft²
7.41 m²

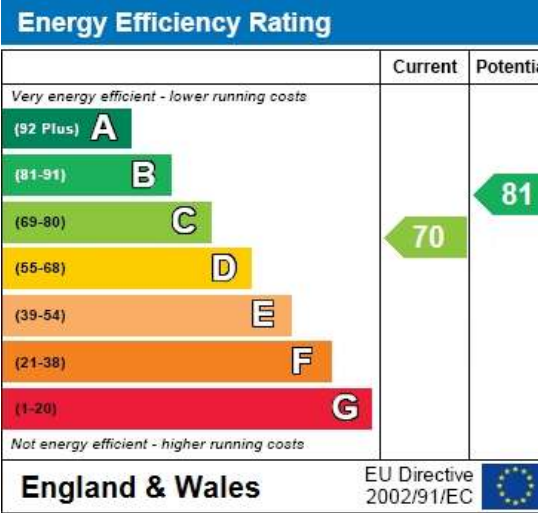
 Reduced headroom
(below 1.5m/4.92ft)



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

Corner Farm House, Redbourn Road, Hemel Hempstead, Hertfordshire, HP2 7AZ

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1600;s
Council Tax Band	G
This year council tax charge	3785
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Timber frame
Roof type	Tile
Is your property supplied by mains electricity?	Mains Supply
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Mains Supply
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Cable
Do you have a telephone connection?	Landline
What parking facilities does your property have	Private/driveway Garage
Please state any costs per annum for parking	0
Are you aware of any asbestos containing material in the property?	No
Are smoke alarms installed at the property?	Yes

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? Yes

What grade of listing is the property? Grade 2

Are there any restrictive covenants? Yes

If yes please state what restrictions are in place. No large livestock

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

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