



2 Old Ramerick Barns
Bedford Road | Ickleford | Hitchin | Hertfordshire | SG5 3SB

FINE & COUNTRY

2 OLD RAMERICK BARNs



Step Inside

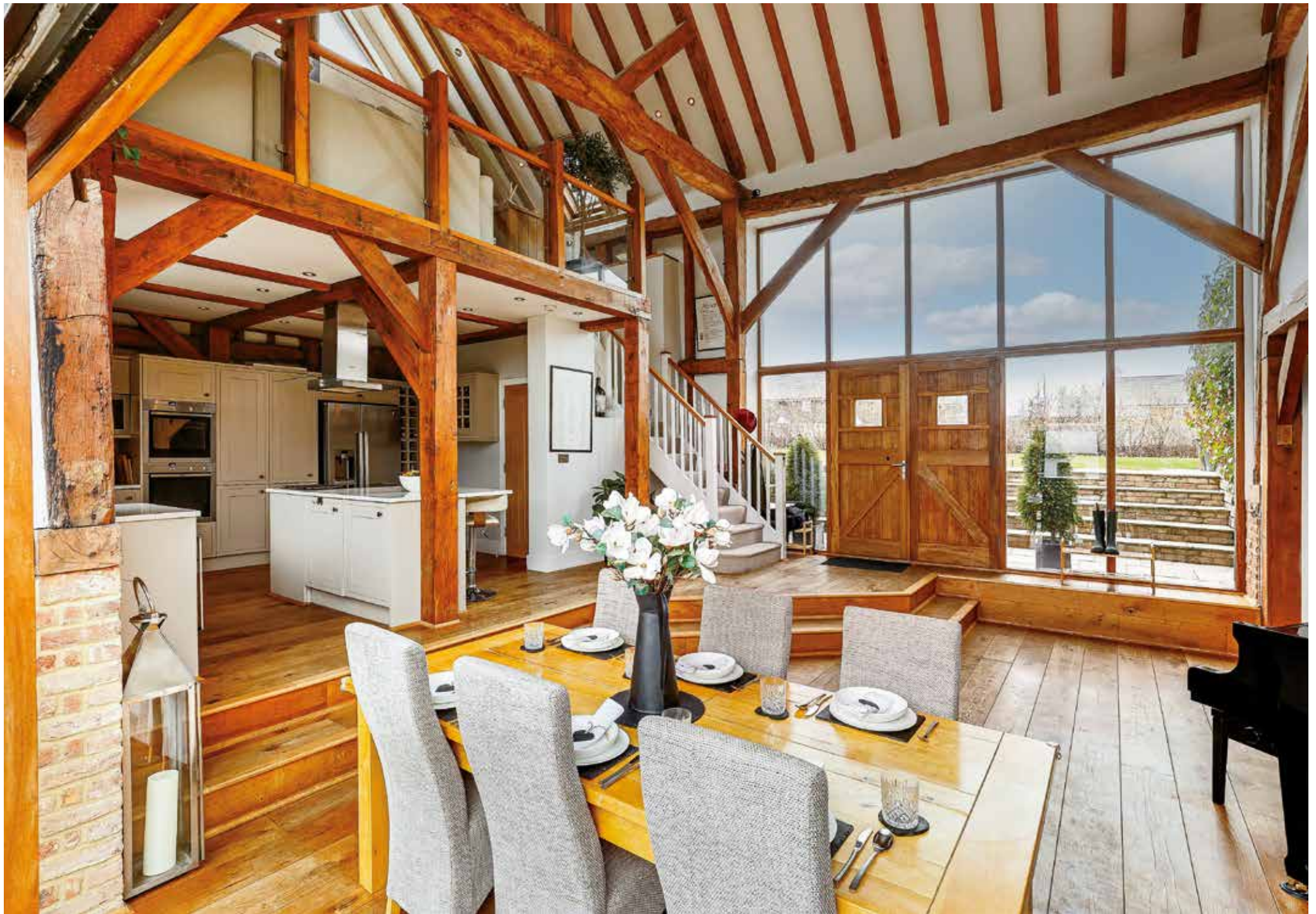
Welcome to this exceptional four-bedroom barn conversion, perfectly blending modern luxury with timeless character. Originally dating back to 1667, the barns were expertly transformed in 2017 to offer the highest standards of contemporary living, while retaining their historic charm. With a generous plot of approximately 0.66 acres, the property offers beautifully landscaped grounds, a separate double garage, and a 30m² home office/gym—making it an ideal space for both work and entertaining.

As you step inside, you're immediately greeted by an expansive open-plan kitchen, sitting, and dining area that stretches an impressive 15.2 metres in length. Soaring 7.2 metre vaulted ceilings, oak beams, and high-level windows create an airy, light-filled atmosphere. Bifold doors open seamlessly to the rear garden, offering the perfect connection between indoor and outdoor living. The property also benefits from underfloor heating, integrated wired speakers, and a fully-meshed WiFi network, with Ethernet connections to the home office/gym for ultimate connectivity. Thoughtfully designed with modern comforts, the property also features Nest thermostats, TV and BT/data points and security cameras, ensuring ease of living and peace of mind.

The heart of the home is the stylish, Tewkesbury Shaker-style kitchen, featuring quartz countertops, a double Belfast sink, and a full suite of integrated Neff appliances, including an induction hob, twin ovens, dishwasher, washing machine, and tumble dryer. A freestanding Samsung American-style fridge/freezer and a separate wine cooler add further appeal to the space. Throughout the ground floor, engineered oak flooring complements the historic charm of the exposed 350-year-old oak beams, with a cozy log burner enhancing the atmosphere. A utility room, guest bedroom, and a stunning bathroom complete this level.

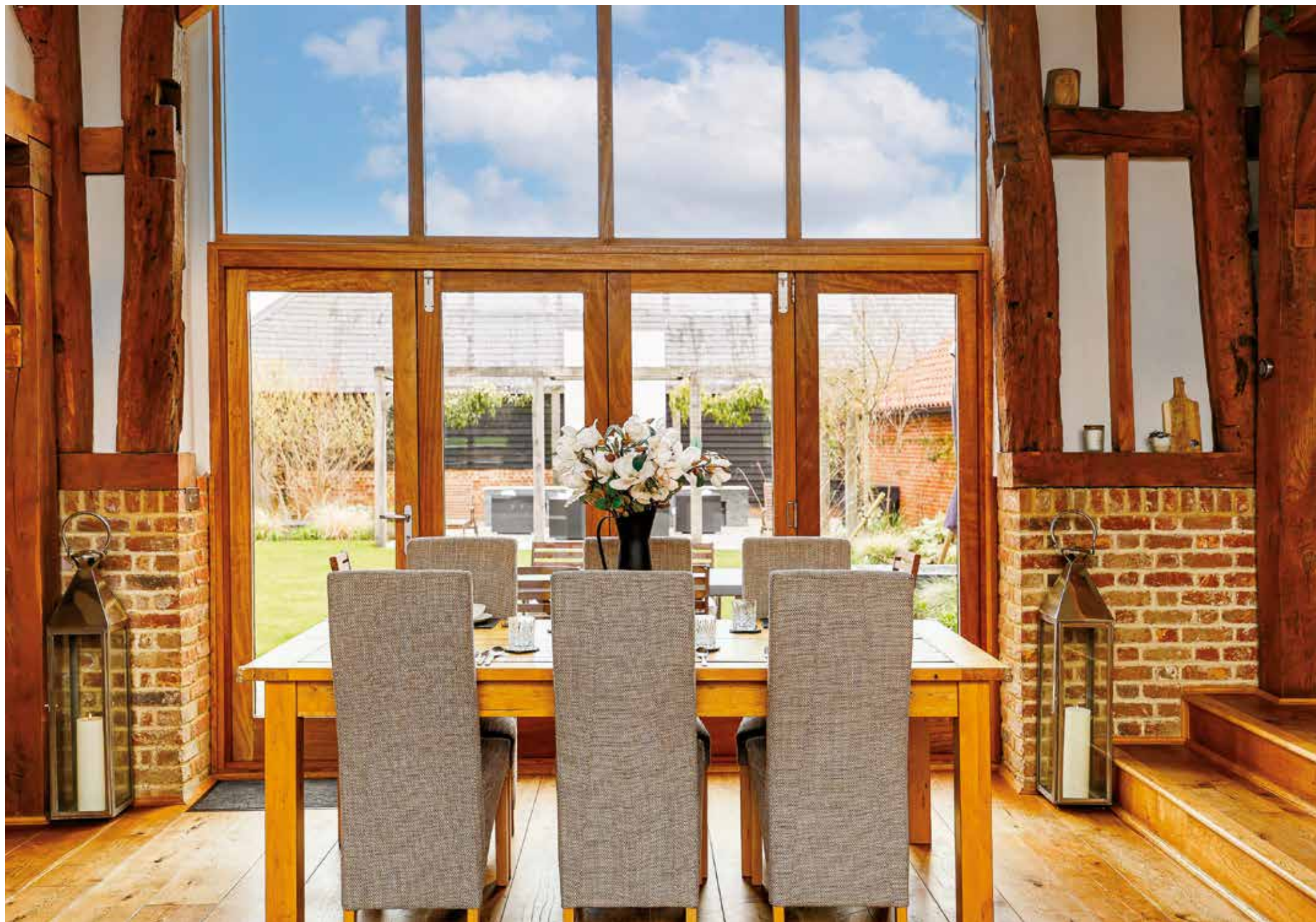
The first floor is beautifully laid out, with a large mezzanine area that currently serves as a formal lounge, offering a versatile space to relax or entertain. The remaining rooms include the expansive principal suite, two additional double bedrooms, and two further elegant bathrooms. The principal suite enjoys its own en suite shower room, while all rooms benefit from exposed oak beams and stunning 4-metre-high ceilings. The bathrooms are finished to the highest standard, featuring floor-to-ceiling Porcelanosa tiling, integrated wired speakers, Roper Rhodes taps, Diverge sanitaryware, heated towel rails and shaver points. The principal en suite includes a walk-in shower. A retractable ladder provides access to a large loft area, offering 42m² of additional storage space.

























Step Outside

The exterior of the property is as impressive as its interiors. An electric gate opens onto a sweeping driveway that provides ample parking for multiple vehicles, in addition to the separate double garage. The garage is equipped with power, Gliderol electric doors and 30m² of overhead storage. There is also an integrated charging port for electric vehicles. The front garden is beautifully landscaped with lawn, mature trees, and hedges, providing a welcoming entrance to the home.

The south-west-facing rear garden is truly a haven. Featuring mature beds, a tranquil water feature and a large outdoor fireplace set beneath a festoon-lit pergola, this space is perfect for year-round entertaining, complete with integrated heaters. A separate deck area houses a fully-serviced Jacuzzi (included in the sale), offering an ideal spot to unwind. The centrally positioned lawn is perfect for outdoor activities, while the thoughtfully landscaped surroundings provide privacy and seclusion. Adding to the garden's charm, uplighters illuminate the mature trees, creating a magical ambiance at night.

A highlight of the property is the versatile 30m² home office/gym, which offers both privacy and connection to nature. With its own separate entrance and bifold doors leading directly to the gardens, it provides an ideal environment for work, fitness, or leisure. Whether you're working from home or pursuing personal fitness goals, this space allows you to do so in style and comfort.











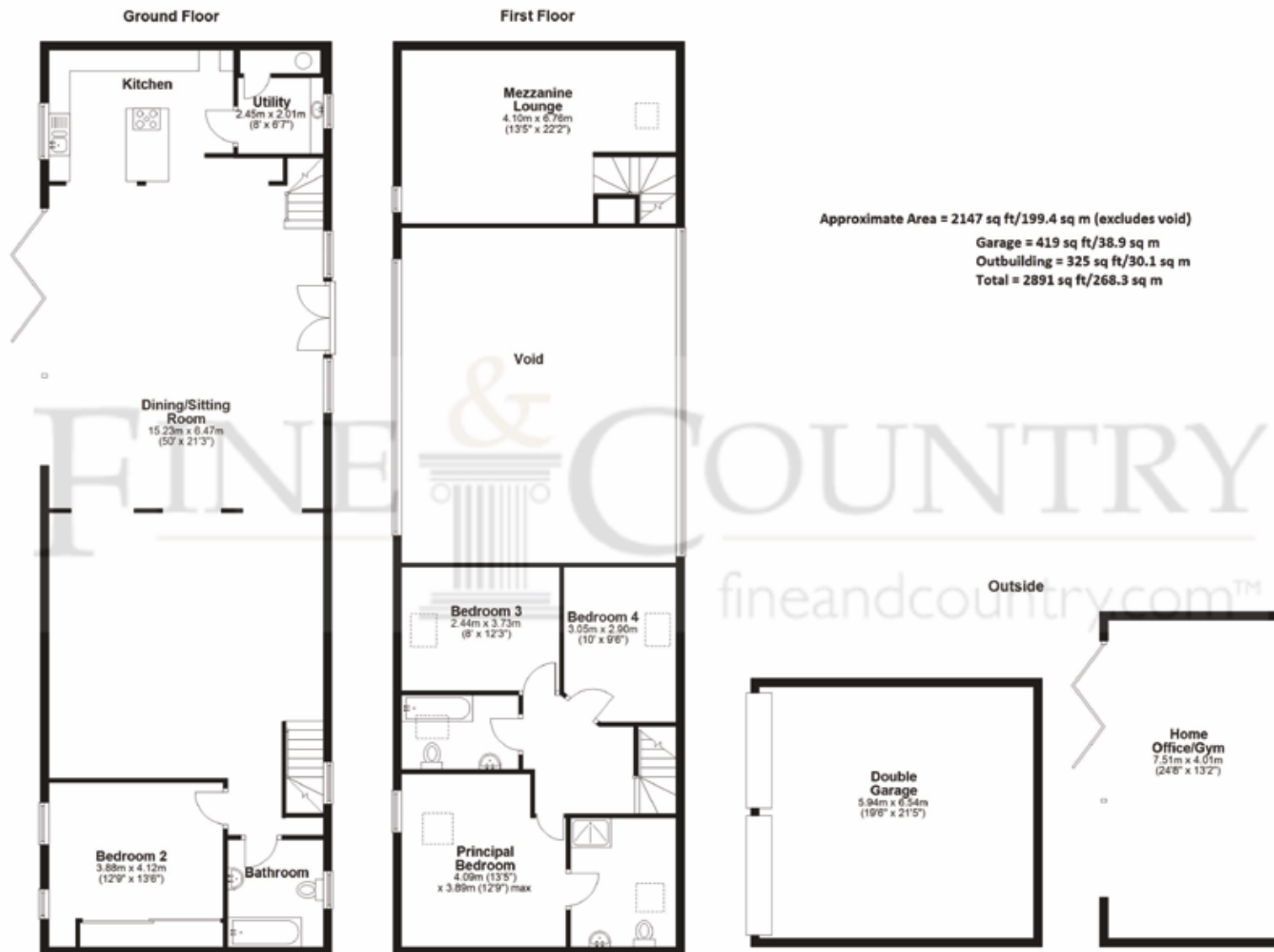
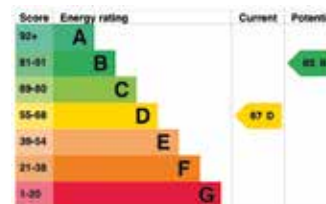
About The Area

Conveniently located just 3 miles from Ickleford and only minutes' walk from Henlow Camp, this property is close to local amenities, including shops, public houses, and primary schools. The nearby market town of Hitchin, just 4 miles away, offers a wider range of shopping, dining, and recreational facilities, as well as three secondary schools rated Good or Outstanding. Hitchin's mainline station provides fast train services to London and Cambridge, while nearby Lower Stondon offers additional local shopping options, pubs, and a golf club. The rural landscape surrounding the property also offers extensive opportunities for beautiful country walking.

This exceptional property offers a luxurious lifestyle, combining modern living with the charm of rural surroundings, all within easy reach of local amenities and transport links.



Council Tax Band: G
Tenure: Freehold



Approximate Area = 2147 sq ft/199.4 sq m (excludes void)

Garage = 419 sq ft/38.9 sq m
Outbuilding = 325 sq ft/30.1 sq m
Total = 2891 sq ft/268.3 sq m

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanItUp.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





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