



Old Westmill Farmhouse
Westmill Lane | Ickleford | Hitchin | Hertfordshire | SG5 3RP

OLD WESTMILL FARMHOUSE



Step Inside

Behind the doors of Old Westmill Farmhouse lies an award winning and beautifully reimagined interior that masterfully blends 17th-century character with modern comfort and thoughtful design. Spanning over 4,226 sq ft, the home unfolds over four floors, offering remarkable flexibility, generous proportions, and elegant finishes throughout. The current owners have carefully restored and re-modernised the property winning Period Living house of the year 2022 and preserving its period charm while introducing contemporary touches to create a warm, practical and stylish family home.

The heart of the home is found on the ground floor, where traditional character meets modern lifestyle. The Victorian drawing room and 18th century family room / formal dining room are beautifully proportioned and full of period detail, including exposed timbers, feature fireplaces, and sash windows that bathe the rooms in natural light. These formal spaces are ideal for entertaining, offering both intimacy and grandeur.

A real gem and fantastic focal point of this property is the stunning open plan, 16th century kitchen/diner, fitted with bespoke cabinetry and quality appliances and original brick built bread oven. Measuring over 33 feet in length, this space is perfect for modern family life, with plenty of room for cooking, dining, and relaxed gatherings. A utility room, guest WC, and practical rear access complete this room which serves as the heart of the home.

The first floor features five well-appointed rooms, each with their own charm. The principal bedroom suite includes a dressing area and en-suite, providing a calm retreat with garden views. Bedrooms 3 to 5 offer versatile options for family use or guests, with a blend of sash windows, original floors, and character features throughout. Positioned above the kitchen wing is a generous double bedroom, believed to have once served as the housekeeper's quarters. Its original beams, carefully restored by the current owners, bring warmth and character back to life.

Across the landing lies the study, extending over 24 feet. This distinguished room has been fitted with bespoke library bookcases and traditional panelling, creating an elegant and timeless study space with a classic feel.

A spacious family bathroom serves the additional bedrooms, blending traditional fittings with modern comforts in keeping with the home's heritage.

The second floor offers a quiet, tucked-away zone comprising two further double bedrooms, as well as a generous bathroom with freestanding tub and access to eaves storage. With its sloping ceilings and exposed beams, this floor would be ideal for older children, a private guest suite, or even a home office retreat.

Below stairs, the generously sized cellar and wine room has been preserved and provides valuable storage, wine-keeping, or even the possibility of a future cinema room or den, subject to planning.



























Step Outside:

The grounds of Old Westmill Farmhouse are a true extension of its historic charm which the current owners have lovingly enhanced over the years creating thoughtfully landscaped, beautifully maintained, and rich in character expanses offering a secluded retreat. Approached via a well maintained private road, the property immediately sets a tone of understated elegance, adorned with Boston Ivy and expanding on to a cobbled driveway. Adjacent to the front where the old mill once stood, you will find a tranquil seating area with a pond sat on the original millstone and enclosed with walls and planted borders.

At the heart of the exterior is a stunning landscaped courtyard garden, carefully designed to provide a relaxed yet functional outdoor space. Stone terraces weave between raised beds and flowering borders, creating an inviting setting for al fresco dining, morning coffee, or evening gatherings in complete seclusion.

Discreetly positioned to the side of the house, gated access along a gravel driveway provides ample parking for four cars and leads to an expansive series of outdoor spaces, including a walled garden that offers complete privacy. Within this charming enclosure are two brick-built summerhouses, full of potential as garden offices, studios, or reading rooms. These are framed by manicured lawns and richly planted borders, offering a peaceful retreat that's usable year-round.

Beyond the formality of the garden walls, the grounds open into a charming woodland garden, where mature trees cast dappled shade and birdsong fills the air. Nestled within this quaint setting is a handcrafted wooden gazebo, commissioned by the current owners from luxury gazebo company Julian Christian. This rustic and characterful open structure offers a delightful retreat—ideal for quiet reflection, summer gatherings, children's play, or simply a shaded escape on warm afternoons.

Following on from the woodland garden, the grounds extend into further lawned space, offering exciting potential for development by the next owner—whether as an additional entertaining area, a tennis court, or even a swimming pool (subject to planning). Beyond this lies a flourishing orchard, abundant with local apple, pear, and plum trees. Each year, the current owners harvest the fruit to press and bottle their own apple juice, adding a charmingly personal touch to the estate.

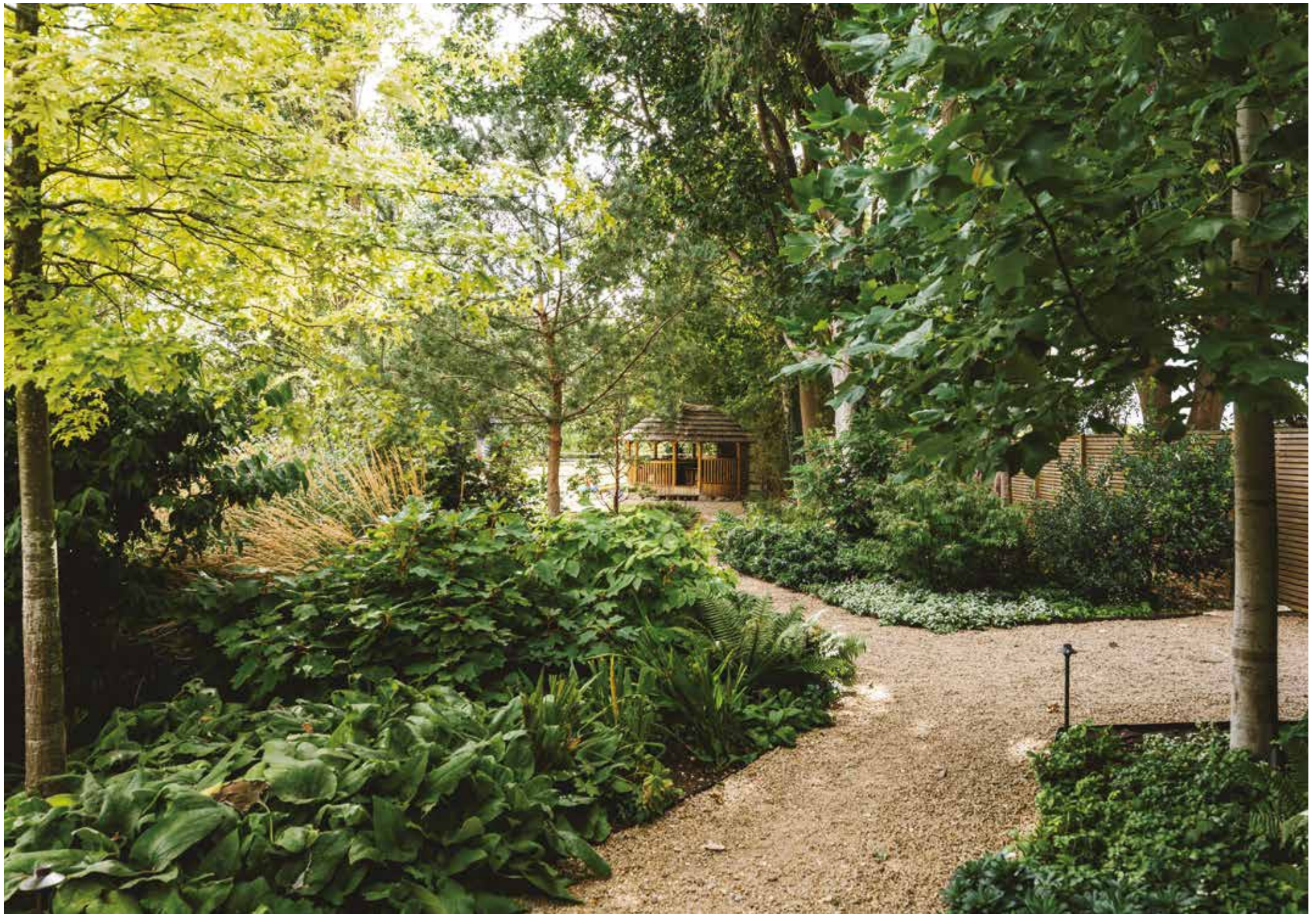
To the side of the plot, a well-kept paddock adds further versatility. Whether for small livestock, grazing or simply extra green space, the paddock blends seamlessly with the surrounding countryside and enhances the property's rural lifestyle appeal and is currently rented offering a source of income.

In addition, the double garage has been upgraded with new flooring, lighting, and electrics, and features a striking exposed brick wall to the rear. Currently utilised as a home gym, it provides ample space to accommodate two vehicles.

From every angle, the grounds of Old Westmill Farmhouse offer something special—a perfect balance of heritage, beauty, and utility, wrapped in the timeless calm of the Hertfordshire landscape.







About The Area

Tucked into the North Hertfordshire countryside just north of Hitchin, the village of Ickleford is a place where history and landscape meet. With origins dating back to Saxon times, the village is steeped in heritage, offering a peaceful rural lifestyle within easy reach of London and Cambridge.

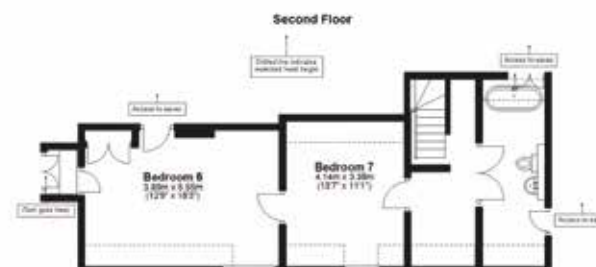
A standout feature of the local area is Oughtonhead Common, a beautiful, open green space that sits just beyond the gate of Old Westmill Farmhouse. This pastoral common land offers a tranquil expanse of meadow and rough grassland, rich with wildflowers and birdlife through the seasons. It's a place where residents and visitors alike can take gentle walks, picnic in summer months, or simply enjoy the views across open countryside. The Common provides a seamless connection between the farmhouse and the wider rural setting, enhancing the sense of space and privacy while also preserving the traditional agricultural landscape that defines this part of Hertfordshire.

The Common is also a gateway to a wider network of public footpaths and bridleways that crisscross the area. These paths wind through working farmland, past historic cottages and barns, and eventually link with the Chiltern Hills, an Area of Outstanding Natural Beauty just a short distance away. Whether walking, riding, or exploring with dogs or children, this immediate access to open countryside is a defining feature of life around Old Westmill.

Despite its idyllic setting, Ickleford remains well-connected. The bustling market town of Hitchin is just minutes away by car or cycle, offering a broad range of shops, eateries, markets, and transport links. Hitchin station provides fast rail access into London King's Cross (approx. 30 minutes), making Ickleford particularly appealing to commuters seeking the balance of village living with urban convenience. The village itself is warm and welcoming, with a strong sense of community. It offers a well-regarded primary school, local pub's, a thriving village hall with regular events and activities, and active sports clubs. Residents are deeply invested in protecting the village's character and green spaces, with conservation and heritage remaining central to community values.



Council Tax Band: G
Tenure: Freehold



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



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 02.05.2025





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