



Holwellbury Farmhouse  
Bedford Road | Holwell Bury | Hertfordshire | SG5 3SE



# HOLWELLBURY FARMHOUSE

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### Step Inside

Holwell Bury Farmhouse: A Tranquil Country Retreat with Timeless Charm. Nestled in an enchanting and peaceful location, Holwell Bury Farmhouse is a Grade II listed property dating back to the 17th century, offering an extraordinary blend of history, character, and natural beauty. Set within approximately 5.5 acres of picturesque grounds, including meticulously landscaped gardens, mature trees, and private woodland, the property exudes charm and tranquillity. A serene pond and a captivating moat enhance the sense of seclusion, creating a magical outdoor haven perfect for relaxation and recreation. Thoughtfully preserved by its current owners since 1996, the farmhouse retains its timeless appeal while offering modern comforts.

As you step through the front door, you are welcomed into a reception hall that sets the tone for the rest of the home. The captivating living room is the heart of the home, featuring a striking inglenook fireplace that adds both warmth and character to the space. The formal dining room, with its charming dual-aspect windows, provides a bright and airy setting for entertaining, with a further inglenook fireplace. The kitchen, complete with an Aga and a spacious pantry, offers both functionality and charm, with a door leading to the grounds and an additional passage through to the hallway and main staircase.

A cozy family room and a quiet study offer the perfect spaces to unwind or work from home, with a second staircase which leads directly to the first floor. Completing the ground floor is a convenient downstairs cloakroom.

Upstairs, the spacious landing with exposed wooden beams provides a glimpse of the property's rich history. The main staircase offers breathtaking views over the rear gardens and the private woodland beyond. The four bedrooms on this level each overlook the front of the house, while the master suite enjoys an abundance of natural light. The main bathroom features a luxurious four-piece suite, and a second bathroom provides a three-piece suite for additional convenience.

The second floor is a true gem, offering a magnificent 21ft bedroom, a further bedroom, a playroom, and a dressing room, all designed with comfort and versatility in mind.

























































### Step Outside

The property is set within an expansive 5.5-acre plot, approached via a private road and a sweeping gated gravel driveway, providing ample parking space. A double garage offers convenient storage and additional parking.

Beyond the house, the grounds are a true highlight. The southern-facing formal lawn garden offers an idyllic space for outdoor entertainment, while further lawns surround the property, providing beautiful views of the countryside and woodland. For the keen golfers out there, a stunning 'Jack Nicklaus' designed golf green completes the outdoor experience, offering the perfect setting for recreation or simply enjoying the outdoors.

The beautifully landscaped gardens are an oasis of tranquility, with well-tended flower beds, a manicured lawn, and a peaceful pond with a decking area, ideal for relaxation.

The property also benefits from an established outbuilding, which currently offers storage space, an office and a W.C. With the right permissions (STPP), this space could be redeveloped into a self-contained annexe, providing further potential for multi-generational living or guest accommodation.









### Location

The property is situated just over 3 miles from Ickleford, which offers a shop, public house, and primary school. The nearby market town of Hitchin, under 5 miles away, provides a wide range of shopping and recreational facilities, along with three secondary schools rated Good or Outstanding. The mainline station at Hitchin offers fast trains to Kings Cross and Cambridge, while nearby Lower Stondon provides additional local shopping options, pubs, and a golf club.





Council Tax Band: G  
Tenure: Freehold



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