



# Holwell Bury Farm

Bedford Road, Hitchin,  
Bedfordshire, SG5 3SE  
Guide Price £1,850,000

country  
properties

Holwell Bury Farmhouse resides in an amazing tranquil location of picturesque land including landscaped gardens, mature trees and private woodland. The grounds offer not only a private pond but also houses a moat creating an enchanting outdoor haven.

Dating back to the 17th century Holwell Bury Farmhouse was marked as Grade II listed in 1975, the property has been thoughtfully looked after and preserved to retain its timeless character and charm by the current owners who have been there since 1996.

Step into the expansive reception hall, which leads to a captivating living room adorned with a striking inglenook fireplace. The dining room boasts charming dual aspect windows and connects seamlessly to the kitchen. Nestled within the property, discover a cozy family room and study. The fitted kitchen, complete with an Aga and Pantry, features a door out to the grounds and additional doorway through the hallway and to the main staircase. The second staircase is from the family room and leads up to the first floor. The ground floor is completed with a downstairs cloakroom.

Ascend to the spacious landing, adorned with striking exposed wooden timbers the main stairway perfectly frames breathtaking views of the rear garden and the picturesque woodland beyond. The bedrooms on this floor all look over the front of the property. To the left of the property is the main bathroom which offers a four piece bathroom suite. To the right hand side is the second bathroom offering a three piece suite. Rise to the second floor and you are greeted by a wonderful 21ft bedroom five and an additional bedroom six, playroom and dressing room.

Situated on an expansive 5.5-acre approximate plot, the property stands proudly, set down a private road. A sweeping gated gravel driveway, provides ample parking, while a double garage offers storage and convenience.

There is also the established outbuilding that offers both storage, an office space and W.C. and has the potential to be redeveloped to an annexe (STPP).

The gardens bask in a delightful southern aspect, ensuring tranquillity and seclusion. A beautifully designed formal lawn garden beckons, serving as the perfect outdoor entertainment space. The further lawn gardens boast a magnificent 'Jack Nicklaus' designed golf green and unspoiled vistas of countryside and enchanting woods.

The landscaped gardens stand out as a true highlight, with its profusion of well-tended flower beds, a meticulously maintained lawn and a tranquil pond with decking area.

In conclusion, this exquisite period residence offers an enchanting and character-rich haven for modern family living. Its spacious rooms, tasteful features, and captivating gardens combine to create a warm and welcoming atmosphere, ideal for contemporary families seeking a truly remarkable home.

- A wonderful grade II listed, 17th century farmhouse
- Located within established mature gardens, manicured lawns and woodland
- Full of character features, beams and fireplaces
- Six bedrooms and three reception rooms
- 5.4 miles, 16 mins drive to Hitchin (as per Google Maps)
- 5.0 mile, 15mins drive to Hitchin railway station (as per Google Maps)



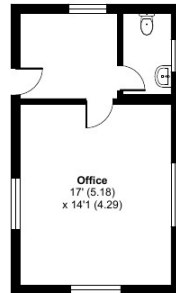




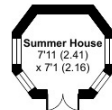
Approximate Area = 3396 sq ft / 315.4 sq m  
 Limited Use Area(s) = 122 sq ft / 11.3 sq m  
 Garage = 275 sq ft / 25.5 sq m  
 Outbuildings = 408 sq ft / 37.9 sq m  
 Total = 4201 sq ft / 390.1 sq m

For identification only - Not to scale

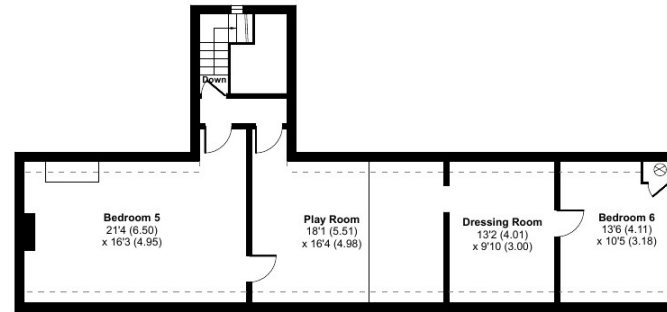
Denotes restricted head height



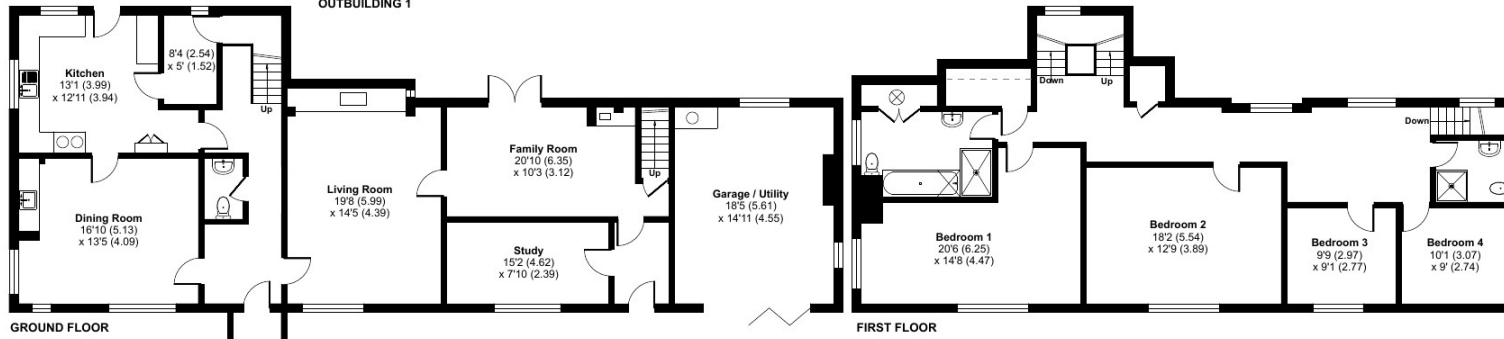
OUTBUILDING 1



OUTBUILDING 2



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1032401



All measurements are approximate and quoted in metric with imperial equivalents 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 and 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

Viewing by appointment only

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