

Goreside Farm

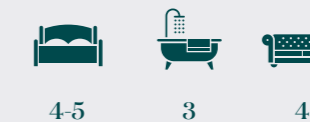
Northchurch, Berkhamsted, Hertfordshire





A wonderful family home set within approximately 6.18 acres with outstanding views.

Berkhamsted High Street 2.3 miles, Aldbury 2.5 miles, Berkhamsted Train Station 3.1 miles (regular train service to London Euston), M25 (J20) 9.9 miles, M1 (J8) 11.3 miles, Heathrow (T5) 28.8 miles
(Distances and times approximate).



Summary of accommodation

Lower Ground Floor: Bedroom | Storage room | Shower room | Cloakroom | Kitchenette | Two basement rooms

Ground Floor: Kitchen/breakfast room | Utility room | Sitting room | Dining room | Cloakroom

First Floor: Principal bedroom with en suite bathroom | Two further bedrooms | Family bathroom with balcony

Outbuilding

Ground floor: Triple car port

First floor: Living area | Bedroom | Bathroom | Kitchenette

Garden and Grounds

Studio | Four stables | Three barns | Workshop

In all about 6.18 acres

Situation

Goreside Farm enjoys a wonderfully private and secluded setting, accessed via a single-track road which runs off of New Road. Nearby you will find the villages of Aldbury and Northchurch, as well as the larger market town of Berkhamsted.

Nearby Aldbury is a quintessential English village, where you will find two public houses, a post office, and a village green complete with a pond. In Northchurch, you will find a small range of shopping including a bakery and a Tesco Express, as well as a public house. Berkhamsted has a much larger range of commercial establishments, including an array of shops, restaurants, and public houses. There is a broad range of schooling for girls and boys of all ages in Berkhamsted and the surrounding area too; including Berkhamsted School, an independent co-educational school which caters from nursery to sixth form.

From a country lifestyle perspective, the property offers a great amount, with a range of walks and riding trails within close proximity.



Goreside Farm

Down a single-track road, on the edge of the Ashridge Estate, you will find Goreside Farm, tucked away in the most secluded of locations. Goreside Farm is a wonderful family home, with extensive and spacious accommodation in the main house and an array of versatile outbuildings too. The property is set in an idyllic and private plot of approximately 6.18 acres and enjoys magnificent views of the surrounding countryside.

The main house measures in excess of 4,700 sq ft, with the accommodation split across three generous floors. Upon arrival, you are greeted with an exceptionally spacious entrance hall, which leads on to the ground floor reception space and the stairs which lead down to the lower ground floor level and up to the first floor. The ground floor is home to a well-appointed kitchen/breakfast room and a sitting room which leads onto a dining room. There is also a utility area and a cloakroom on the ground floor.

Upstairs are three well-proportioned bedrooms, the primary bedroom benefits from an en-suite and there is a further family bathroom. On the lower ground floor, you will find a hugely versatile space, which could be utilised in a variety of fashions including annexed accommodation. The lower level is currently split in to three rooms and also houses a further kitchen, a cloakroom and a bathroom.

Further benefits include a self-contained one-bedroom flat above the car ports and a wide range of outbuildings with lots of potential. The views from the main house are truly delightful, either far reaching across the nearby rolling countryside, or of the private land at Goreside Farm. The land, privacy and views make for a unique proposition in this location.





Gardens and Grounds

The current owners have made great use of the land and have an idyllic smallholding style set up, complete with horses, chickens, pigs, and sheep. The plot in total extends to about 6.18 acres and the outbuildings include a barn, workshops and stabling.

Goreside Farm sits behind electric gates and the driveway leads on to extensive parking, which is set next to the main house and the car ports. Above the car ports you will find a self-contained one-bedroom flat which has its own bathroom, kitchen, and lounge area.

In the immediate vicinity of the house is a large patio area, which has superb views, and makes a great space for outside dining and entertaining. Please note, there is a right of way over some of the land to the neighbouring property.

FLOORPLANS

Approximate Gross Internal Floor Area

Lower Ground Floor: 170.4 sq m / 1,834 sq ft

Ground Floor: 154.9 sq m / 1,667 sq ft

First Floor: 113.0 sq m / 1,216 sq ft

Outbuilding Ground Floor: 61 sq m / 66 sq ft

(Excluding Carports)

Outbuilding First Floor: 35.9 sq m / 386 sq ft

Outbuildings: 373.6 sq m / 4,021 sq ft

Total: 853.9 sq m / 9,190 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION

Property Information

Services:

Oil fired central heating, private drainage, mains water and electricity.

Tenure:

Freehold.

Local Authority:

Dacorum Borough Council

Council Tax:

Band H

EPC:

C (rating 72)

Postcode:

HP4 1LP

what3words:

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Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated September 2024.

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