



Restoration House

Ferrers Hill Farm | Markyate | Hertfordshire

FINE & COUNTRY





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| Ferrers Hill Farm | Pipers Lane | Markyate | Hertfordshire | AL3 8QG

A historic 17th Century four bedroom country residence in a rural setting on the outskirts of Markyate with countryside views, offered for sale with no onward chain.

Restoration House forms part of a private countryside residence which was previously the 17th Century manor house of Ferrers Hill Farm which has a wealth of history, and was re-developed circa. 15 years ago to five private dwellings. In the 1600's, it is believed to be the residence of Katherine Ferrers known as the 'Wicked Lady', a highwaywoman who terrorised the English county of Hertfordshire. In more recent years, Ferrers Hill Farm was also the residence for the family of the famous film director Stanley Kubrick, best known for Clockwork Orange amongst many other films.

The charming country home of Restoration house is set behind electric gated access, and is located along Pipers Lane surrounded by open countryside views, situated on the outskirts of the village of Markyate, Hertfordshire. Markyate offers a range of local amenities such as local shops, Post office, pub/restaurants, gym Doctors Surgery, as well as good schooling. Markyate also offers excellent transport links to London with the M11 junction 9 approx. 2 miles, and an efficient rail service from Harpenden to St. Pancras in under 30 minutes.

Entering this historic home, a welcoming entrance hall leads through to an impressive 31ft. triple aspect sitting room with a feature built in log burning stove. From the entrance hall is a separate study area and cloakroom, and access to a spacious vaulted ceiling dining room. Access through a former chapel door leads into a refitted kitchen/breakfast room with vaulted a vaulted ceiling. The Kitchen comprises of a range of base and wall mounted units, integral double oven, integral microwave, breakfast bar with an electric hob and wine cooler. To the rear of the kitchen area is a utility room and second cloakroom.

Stairs from the entrance hall rise to the first floor landing which leads to four bedrooms and the family bathroom. The master bedroom enjoys a dual aspect overlooking the grounds and nearby countryside, and benefits from built in wardrobes and en suite shower room. The second bedroom is a generous size, and also features an en suite shower room. The family bathroom which serves bedroom three and four is a three piece fitted suite with a panelled bath and shower attached above.





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Externally, Restoration House is approached via electric gates along a gravel driveway leading ample parking and a double garage with power and lighting. To the front of the property is a mature garden with a range of mixed flowerbeds. Access via the study area leads to a private communal courtyard area. The main garden leads to a raised decked area with a sunken heated swim/spa pool, and an impressive roof tiled pavilion entertaining area with power, lighting and internet cabling. Beyond the decked area is the main private garden which is mainly laid to lawn, a range of flowerbeds.

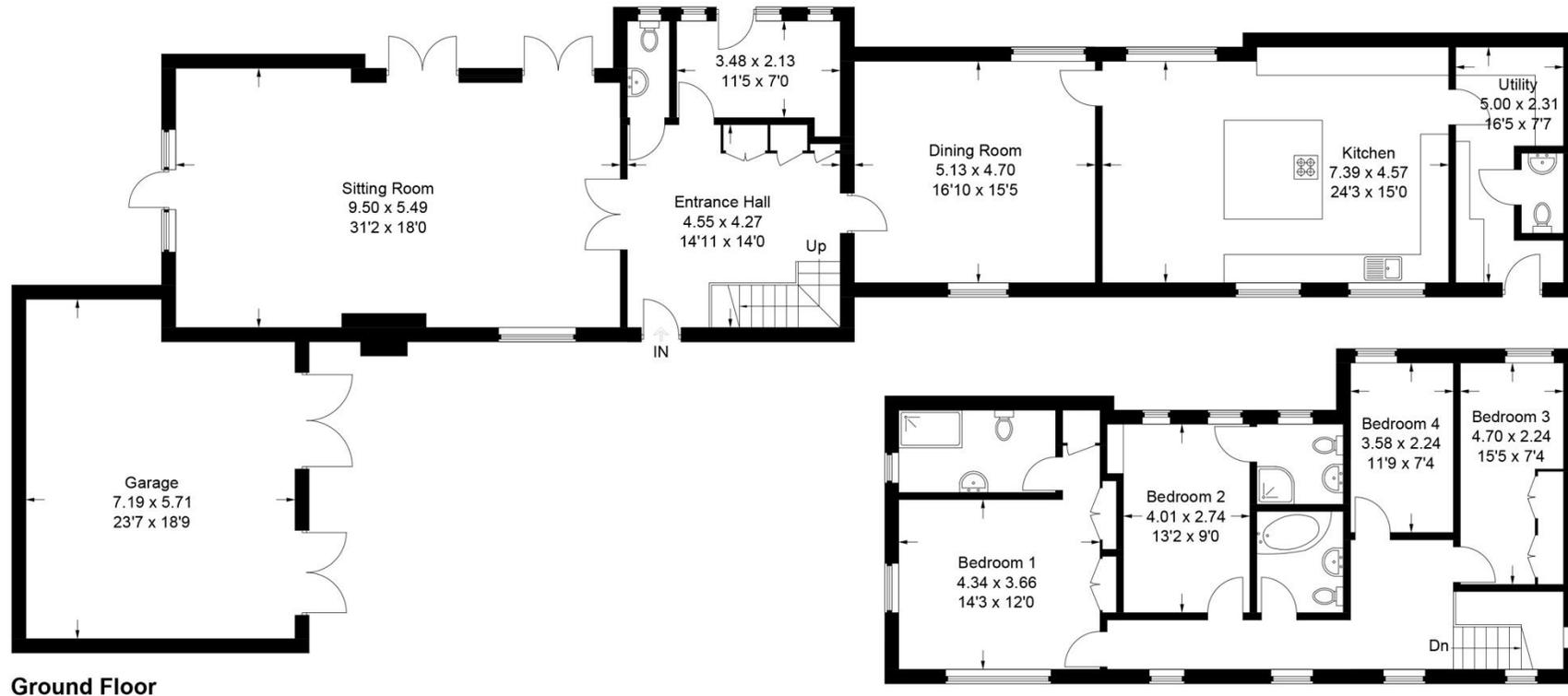


- 17th Century Country Residence With A Wealth Of History
- Rural Location With Open Countryside Views
- Four Bedrooms & Three Bathrooms
- 31ft. Triple Aspect Sitting Room
- Separate Vaulted Ceiling Dining Room
- Refitted Kitchen/Breakfast Room
- Private Front & Rear Gardens
- Heated Swim/Spa Pool & Impressive Pavilion
- Outskirts of Hertfordshire Village
- Excellent Nearby Transport Links to London

Additional Information

- Oil Heating, Mains Water, Electricity
- The Property is Council Tax Band G
- The Local Authority is Dacorum Borough Council

Approximate Gross Internal Area
 Ground Floor = 156.4 sq m / 1,683 sq ft
 First Floor = 81.0 sq m / 872 sq ft
 Garage = 39.4 sq m / 424 sq ft
 Total = 276.8 sq m / 2,979 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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