

# Cell Park Farm



Millfield Lane | Markyate | Hertfordshire







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Harpenden 6.2 miles (St Pancras International from 27 minutes),  
St Albans 9.6 miles, London Luton Airport and Luton Parkway Station 4.9 miles, M1 (J9) 3.2 miles  
M25 (J21) 9 miles & Central London 32 miles

*A fine Estate within striking distance of London and consisting of a  
handsome Georgian farmhouse with separate granary cottage,  
over 10 acres of parkland; an additional 15 acres available by negotiation*

reception hall | drawing room | morning room | study | kitchen and breakfast/dining area  
utility room | master bedroom with en suite bathroom | four further first floor bedrooms  
one with en suite and two sharing a 'jack and jill' en suite | family bathroom  
two second floor bedrooms and separate cloakroom | extensive cellar

the granary cottage with studio/kitchen | bedroom | bathroom  
four garages | workshop | store | large open fronted barn  
gardens & parkland extending to in excess of 10 acres

the additional land extends to 15.10 acres and is predominantly paddock land, but with  
woodland and tree belts; ideal for shooting



## Introduction

Cell Park Farm is a superb example of an attractive and yet manageable Estate within close proximity to London. It is set in rolling landscape and offers a wealth of use potential, with ample land for equestrian, shooting or other leisure and amenity activities.

The farmhouse was first constructed in the 18th Century, but then extended in the Victorian era, and more recently by the current owners to provide an elegant and imposing residence. The house has been updated with modern living requirements in mind, whilst keeping the essence of traditional elements of the original dwelling.

## Description

Approached along a private shared driveway bordered by mature hedges and past five traditional farm style cottages. The drive then leads to the front of house, where there is an extensive gravel driveway, with an elegant veranda and main door leading to the spacious reception hall with sandstone flagstone floor. To one side is a flowing Georgian stairway with burnished handrail which winds up to the first and second floors. From the hall, access is also provided to the sitting room, garden room and kitchen.

The kitchen and breakfast/dining area is superb, and has been thoughtfully designed with an abundance of hand built painted kitchen units topped in Italian granite worktops, including a central island unit with a prep sink and breakfast bar. The large flagstone floor adds real character and is all complimented by a 4-oven Aga and American Style double fridge/freezer. Adjacent to the kitchen is a well-proportioned living area which provides great space for dining, or other entertaining.

Neighbouring is a significant utility room which mimics the style of the kitchen. Entrances are provided to the front driveway and also one of the garages, which ensures that this is a very useable area and gives easy access to the house whatever the weather.

The drawing room, originally from the Victorian era, has been tastefully decorated and includes a splendid bay window overlooking the front gardens and tall French doors leading to the garden room. There are large, built in bookshelves with cupboards underneath, providing substantial storage.



The morning room is a recent addition and enjoys a south facing aspect. It has been built in a style to compliment original aspects of the house and the new lead roof includes two skylights to ensure a light and airy feel, whilst keeping cool during warmer months.

One wing of the first floor is dedicated to the spacious master suite which enjoys double aspect views over the gardens, fields and parkland beyond. It has a grand bay window to the front and a large picture sash window to the rear. The suite is generous in size with plenty of space for a large bed, plus wardrobes and other items of furniture.

In the opposite wing is an attractive guest room, also very well apportioned and wonderfully light. It benefits from a well-equipped en suite bathroom with separate shower.

There are an additional three bedrooms on this floor, two of which enjoy access to a Jack and Jill style bathroom, plus a family bathroom, which lies adjacent to the smallest bedroom.

On the top floor of the house there are two more bedrooms, which have great views over the surrounding countryside and would be very well suited to any children of the house.

## External

The immediate grounds are well manicured, with lawns perfectly suited to games of croquet, and gardens which surround the main dwelling and granary cottage, ensuring a perfectly picturesque setting. To the rear of the house is a substantial south west facing terrace offering great space for outdoor entertaining and uninterrupted sunsets. Leading away from the house are rolling parkland style gardens finishing in a lightly wooded plateau that would be ideally suited to equestrian use.

Next to the house is a substantial timber frame barn which could be put to a variety of uses (subject to planning), but currently used for machinery storage.

Attached to one side of the house is a pair of garages with large loft area and to the other side is the single garage with direct access into the house.

## The Granary Cottage

Located to the front of the house is a detached former granary which offers delightful one bedroom studio style accommodation; perfect living space for relatives, staff or alternatively as an office for those who work from home.

On the ground is a large workshop leading to another garage, which in turn leads to a separate storeroom.



## The Land

To the north west of the house is the 10 acre parcel of park land. This slopes away gently from the house and to the top is an area well suited to equestrian use. There are also great views back to the house and across the valley, which allows one to appreciate the full perspective of the property.

The remainder of the land is located to the east of Cell Park Farmhouse and in total comprises a sizeable paddock, an area of woodland and treebelts.

## Overage Provision

There will be an Overage Provision for the sum of 25% of any increase in value accrued due to any development over and above agricultural use for a period of 25 years.

## Location

Lying close to Watling Street, the Roman road running from St. Albans was a major coaching stop on the highway from London to Birmingham, at one point having over forty inns and public houses along its main road. Markyate is now a pleasant Hertfordshire village enjoying local conveniences, including hairdressers and beauty salons, pubs and a restaurant and day to day shops including newsagents, a pharmacy, a bank, post office, bakery, and village store. For larger shops including Waitrose, M&S Food and Sainsburys, Harpenden is just over 6 miles.



**Rail:** The closest railway station is at Luton Parkway (4.9 miles) with a fast train to St Pancras International (24 minutes) running every half hour. Harpenden Station also offers direct service to St Pancras from 27 minutes.  
**Schools:** There are a number of good local schools including Berkhamsted Collegiate, Aldwickbury School in Harpenden, The Haberdashers Aske's School in Borehamwood, St Albans (Boys) School, St Albans High School for Girls, Beechwood Park in Markyate, Merchant Taylors at Aldenham and York House Prep; Croxley Green.  
**Leisure Facilities:** Golf at South Bedfordshire, Woburn, Ashridge, Whipsnade and Bocket Hall. Tennis at Harpenden Tennis Club. There is great walking and riding within the Estate as well as in and around the considerable areas of National Trust land at Ashridge and in the Dacorum District, north of the Grand Union Canal. There are three theatres in the historic Roman city of St Albans and two in Watford.

## Tenure and Possession

Cell Park Farm is offered freehold and with vacant possession on completion.

## Local Authority

Dacorum Borough Council t: 01442 228000.

## Agent's Note & Viewings

These particulars have been prepared as a guide. If communications, condition of the property, situation, or other factors are of particular importance to you, please discuss these with us before viewing; this should avoid a wasted journey.  
Viewing strictly through the vendors Sole Agents; Bidwells. Please contact Jack Panton at the St Albans office on 01727 223900, or by email to [jack.panton@bidwells.co.uk](mailto:jack.panton@bidwells.co.uk).



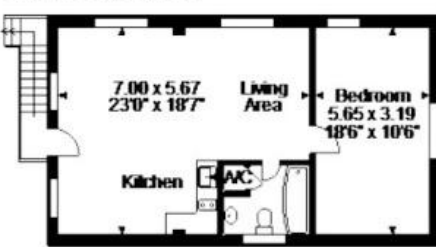
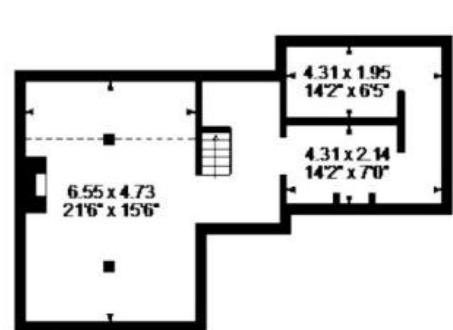
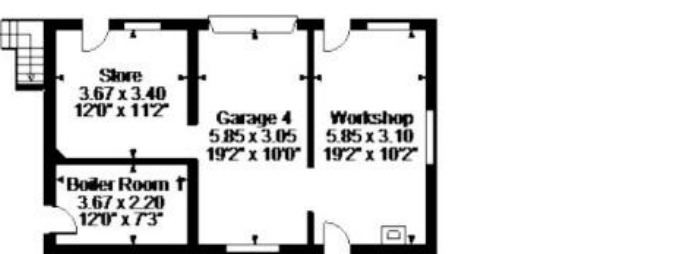
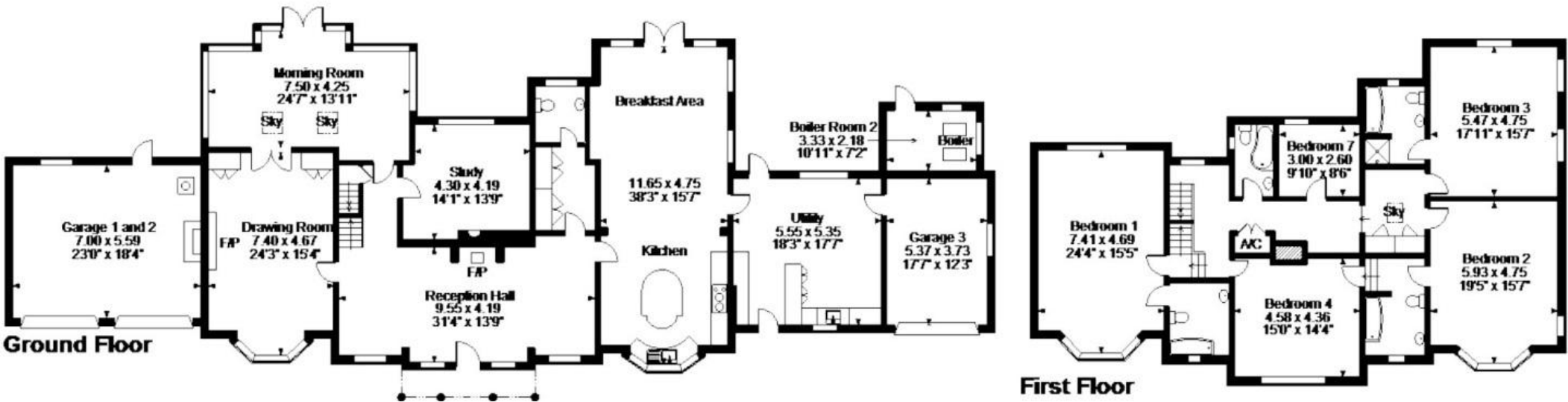






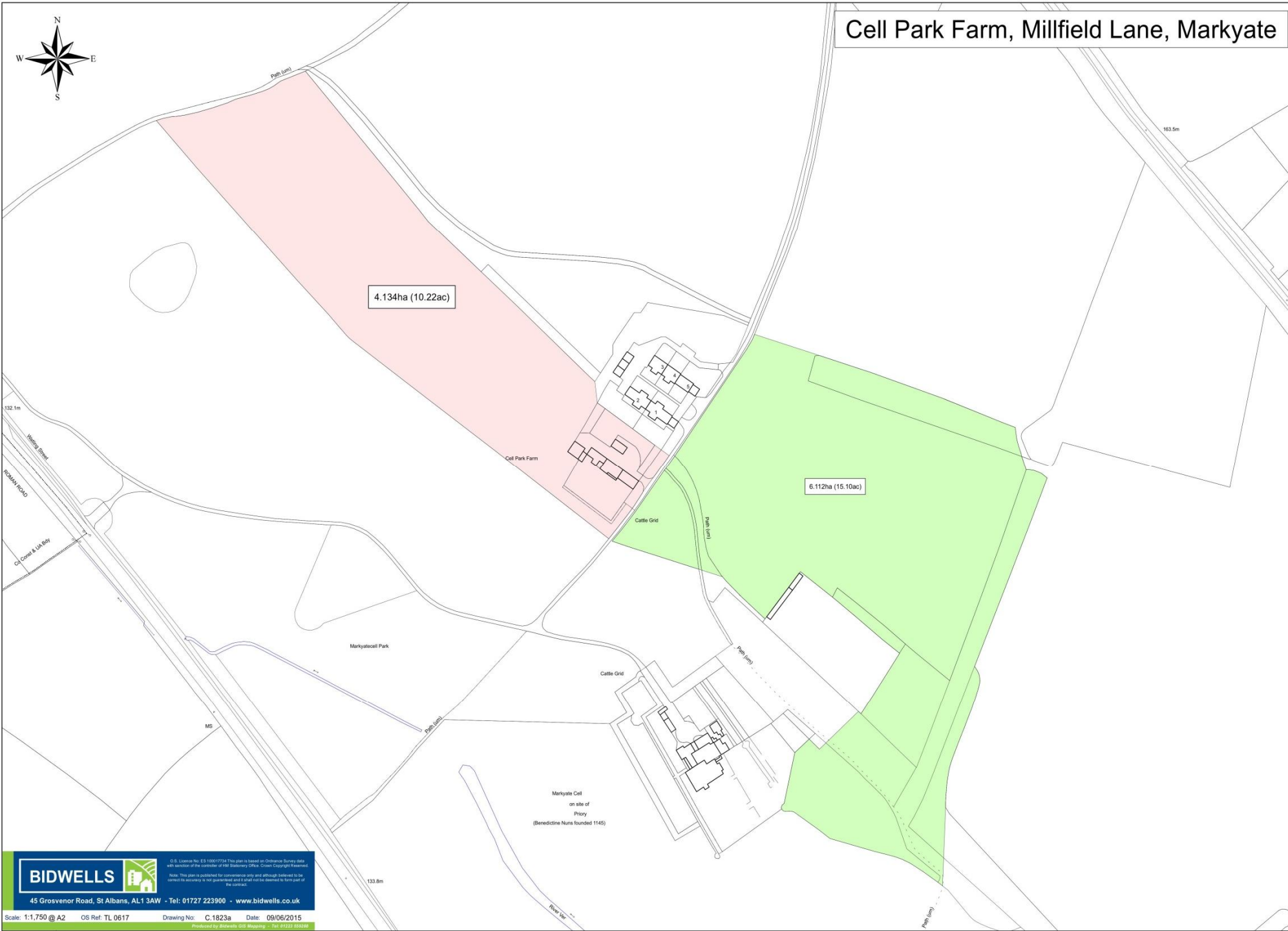
# Cell Park Farm & The Granary

Main House gross internal area = 6,034 sq ft / 561 sq m  
The Granary gross internal area = 1,180 sq ft / 110 sq m  
Boiler Rooms gross internal area = 165 sq ft / 15 sq m  
Total (Excluding Barn) gross internal area = 7,379 sq ft / 686 sq m  
For illustrative purposes only and not to scale; the position of features are approximate



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
		70	74

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
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(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
		74	78



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Scale: 1:1,750 @ A2

OS Ref: TL 0617

Drawing No: C.1823a

Date: 09/06/2015

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Prepared by: Bidwells Ltd. Drawing No: C.1823a



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