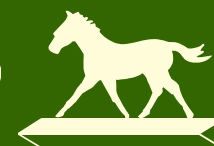




**Farmside, Northchurch, Berkhamsted,
Hertfordshire, HP4 1LB**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



**Berkhamsted 2.7 miles. Tring 3.5 miles. Hemel Hempstead 10 miles. Wendover 8.5 miles. (Distances approx.)
FARMSIDE, NORCOTT HILL, NORTHCHURCH, HERTFORDSHIRE, HP4 1LB**

**SITUATED IN A SUPERB RURAL LOCATION ON THE BORDERS OF THE ASHRIDGE ESTATE WITH
DIRECT ACCESS TO SCENIC BRIDLEWAYS AND WALKS, AN EQUESTRIAN DELIGHT. 1920's
RESIDENCE THAT HAS POTENTIAL FOR EXTENSION AND OCCUPIES A THIRD OF AN ACRE
GARDENS. STABLEYARD WITH 4 BOXES AND SHED/HAYSTORE. LESS THAN 200 YARDS AWAY IS
CIRCA 4.88 ACRES (1.97 Ha) OF LEVEL PASTURE
WONDERFUL VIEWS.**

FOR SALE FREEHOLD

DESCRIPTION

Farmside we believe was built around the same time as its neighbour Norcott Hall, its purpose being as a workers cottage. This would date it to circa 1928 and there is no question that the property has an art deco appearance with tall ceilings and leaded crittall windows.

The location is exceptionally desirable boasting many draws and nestling at the top of a hill right on the edge of the beautiful Ashridge estate. The surroundings are fairly idyllic with very pretty scenery by way of fields and woodland and there is direct access to the superb bridleway network and footpaths through the estate. For the commuter the nearby station at Berkhamsted offers a half an hour rail service to London.

The residence sits in a plot of almost a third of an acre, the stable yard within said plot and then a stones throw away is the land comprising approaching 5 acres of level pasture that has a mains fed trough.

There is a lot of scope to increase the footprint of Farmside, either by extending outwards or upwards into the loft, or both, subject to the necessary consents of course. Currently there is a large hall, two bedrooms, a bathroom, kitchen and comfortable sitting room and a boot room that acts as a utility and tack room all of which is on one level. In the kitchen, which has underfloor heating, are a range of white units and marble worktops alongside some fitted shelving. A dishwasher

is integrated, so too an induction hob and a double oven/grill. All the appliances are 'Neff' and space and plumbing are also available for a washing machine. The sitting room is dual aspect and has a lovely working brick fireplace and both the bedrooms are of excellent dimensions. The property benefits from numerous cupboards, most of them a 'walk in' size meaning there is no shortage of storage areas. Accessed separately to the main accommodation but attached is a great boot room that doubles as a utility room and tack room and there is the plumbing for a second washing machine.

OUTSIDE

Farmside occupies the middle of its plot with lawns to the front and rear. Down the side is the driveway and hardstanding up to the yard, the yard being on a concrete pad.

The stables are timber construction with a brick base and an onduline roof and comprise 3 standard boxes and a foaling box, the latter having the option to divide into a smaller box and a store. Adjacent to the stables is a timber shed/haystore. Mains power, lighting and water are connected to the yard, the stables with internal and external lights.

The easterly view is to the Ashridge estates woodland and the westerly backdrop has fields with a treeline in the distance.

Less than a 200 yard walk is the grazing.

LOCATION

Norcott Hill is just to the south of Berkhamsted Common on the tip of the Ashridge Estate, an estate which dates back to the 13th century and an area of outstanding natural beauty with ancient trees, downlands and meadows covering some 5000 acres.

Berkhamsted lies some 2.7 miles distant, Tring 3.5 miles, Wendover 8.5 miles, Hemel Hempstead 8.5 miles and central London 36 miles. The A41 connecting to the M25 is 10 minutes drive. There are train stations at all the towns mentioned above but the closest at Berkhamsted provides a half an hour service into London.

There are prep schools, nurseries, primary, secondary and independent schools in Berkhamsted including the highly regarded Berkhamsted School that caters for day or boarding.

Berkhamsted also offers supermarkets, amenities, restaurants, an art deco cinema and many shops and boutiques along the long High Street.

COUNCIL TAX

Band E £2,815.93 2025/6

SERVICES

Mains electricity, electric underfloor heating in the kitchen.

Mains water via a metered supply.

Oil fired central heating

Private drainage, a septic tank shared with 2 neighbours that we are informed is emptied every 6 months at a total cost of approx. £200.00.

VIEWING

Strictly via the vendors agent W Humphries Ltd



Farmside

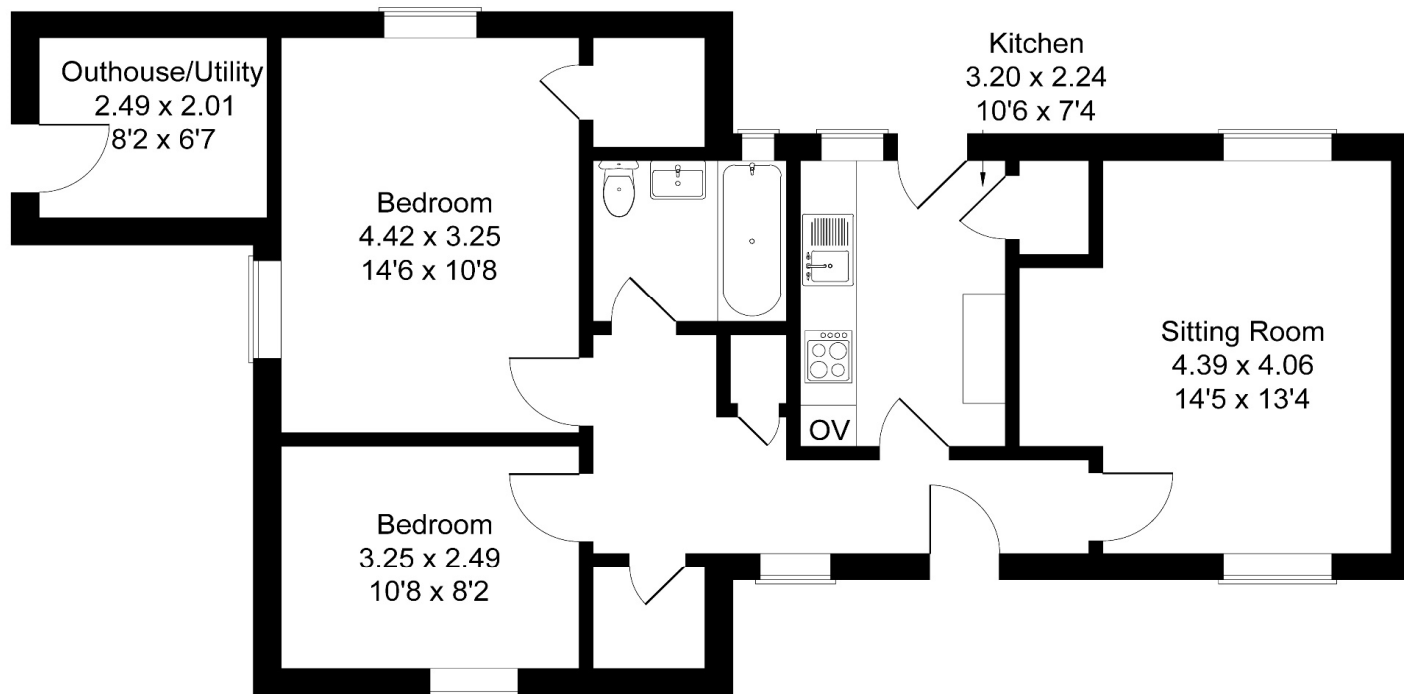
Approximate Gross Internal Area

House : 70.86 sq m / 762.82 sq ft

Outbuilding : 66.82 sq m / 719.33 sq ft

Total : 137.68 sq m / 1482.15 sq ft

Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2026.



Farmside

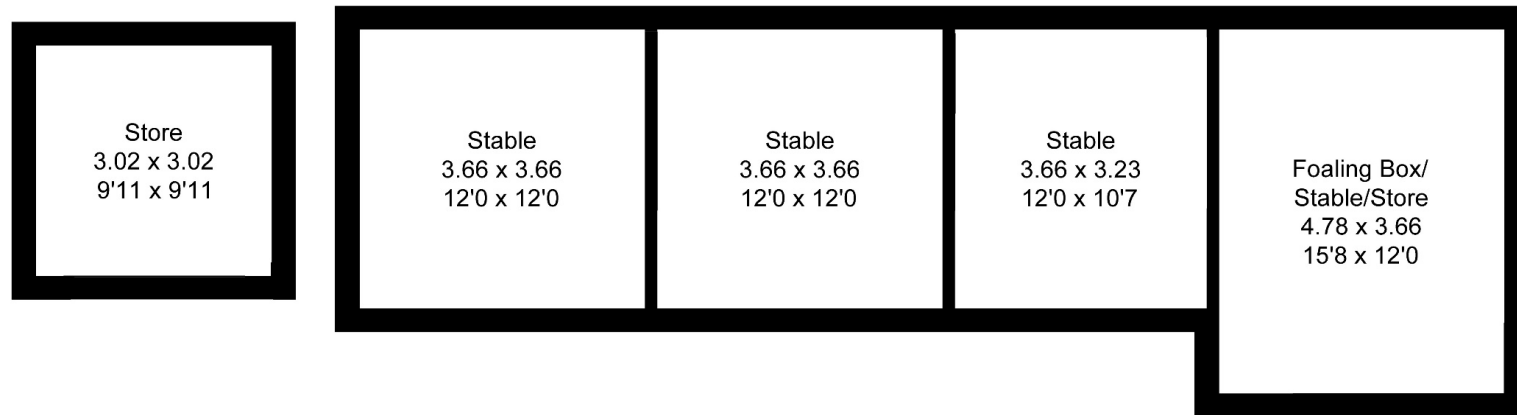
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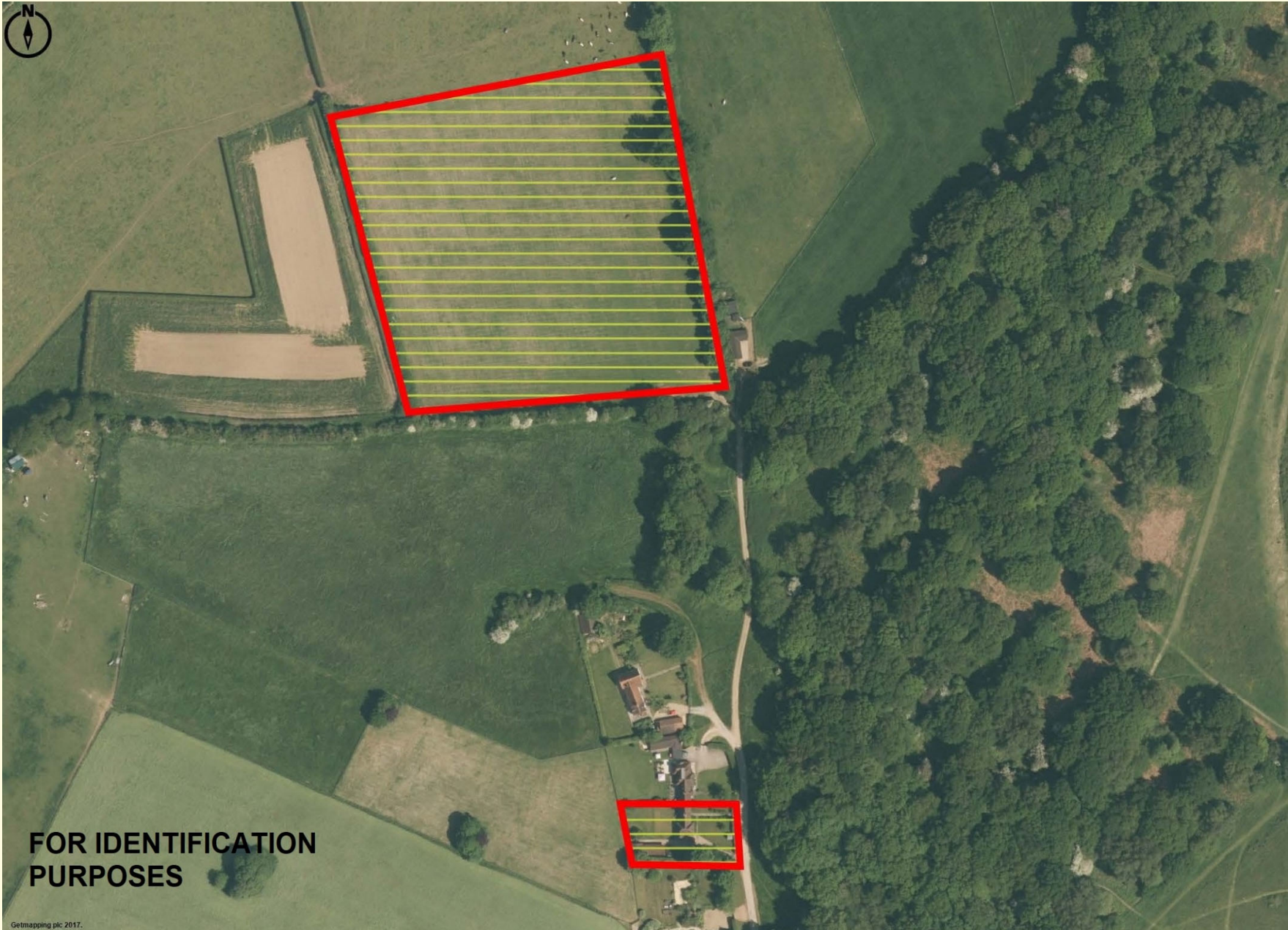
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Outbuildings



**FOR IDENTIFICATION
PURPOSES**





IMPORTANT NOTICE

W. HUMPHRIES for themselves and as Agents to the Vendors of the property give notice that:

- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
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- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.

