



**Beavers Lodge Farm Tylers Causeway, Newgate Street
HERTFORD, SG13 8QN**

Welcome to

Beavers Lodge Farm Tylers Causeway, Newgate Street HERTFORD

Southern Cottage at Beavers Lodge Farm presents a rare opportunity to acquire a beautifully versatile lifestyle property, combining flexible family accommodation, a bespoke detached lodge, substantial outbuildings and generous grounds. Call the branch to enquire.



Residence Front Room



Residence bedroom one



Residence bedroom Two



Snug



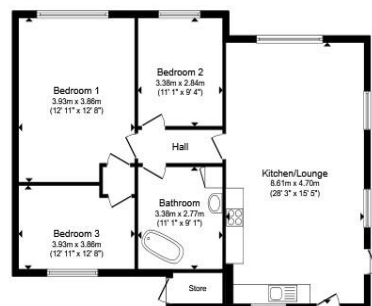
Residence Bathroom



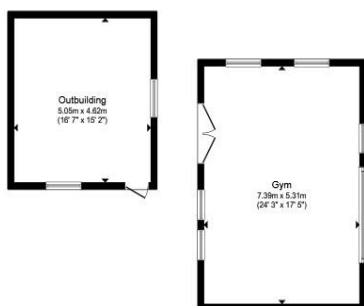
Barn with kennel



Annex



Floor Plan



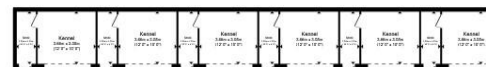
Outbuilding 1



Outbuilding 2

Total floor area 418.5 m² (4,504 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Kennels

-Accommodation Overview-

Location:

The area is particularly well served by highly regarded primary and secondary schools, while commuters benefit from Hertford North and Hertford East railway stations, providing regular services into London Moorgate and London Liverpool Street. Excellent road connections via the A10, A414 and nearby M25 provide convenient access to London, Cambridge and the wider motorway network. Surrounded by open countryside, woodland walks and bridleways, yet within easy reach of everyday amenities, Southern Cottage offers an exceptional balance of rural tranquillity and modern convenience.

A rare combination of flexible accommodation, extensive outbuildings, a self-contained bespoke lodge and generous grounds, Southern Cottage at Beavers Lodge Farm offers a unique opportunity to acquire an outstanding lifestyle property in one of Hertfordshire's most desirable semi-rural locations.

Agent Note:

Access to the property is held by the neighbouring property. Please seek guidance from your conveyancer regarding access permissions and easements. We are advised that the property does not have its own water and electricity supply, which is currently sourced from the neighbouring property. You should seek guidance from utility providers regarding separation of utilities, if required.

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded.

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Newgate Street HERTFORD**

- Southern Cottage at Beavers Lodge Farm
- Please Call The Branch To Enquire on 01992 586501
- Occupying approximately 0.66 acres

Tenure: Freehold
EPC Rating: D
Council Tax Band: B

Guide Price

£1,000,000



Lodge



Barn room One



Second half of paddock



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFD108406



Property Ref:
HFD108406 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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