



Swallow Grove Farmhouse, Mangrove Lane, Hertford, Herts, SG13 | Freehold

 6 Bedrooms  6 Bath/Shower Rooms  5 Reception Rooms  Gated Driveway  Mature Gardens with
Self-Contained Cottage  EPC Band E  Council Band: H – £4,983.58 2026-2027  East Hertfordshire District Council

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Mangrove Lane, Hertford, Hertfordshire, SG13

Elegant farmhouse with detached cottage, 6 bedrooms, superb open-plan living, mature gardens and meadow, ample parking and excellent versatility for modern family living.

Description

Swallow Grove Farmhouse, together with The Mews Cottage, presents an exceptional opportunity to acquire a beautifully appointed country home offering both character and versatility. In total, the accommodation extends to six bedrooms and a range of elegant and flexible reception spaces, ideal for modern family living. The detached cottage provides superb additional accommodation, perfectly suited to guests, multi-generational living or potential income. The main house is rich in charm, with attractive red brick, rendered and timber-framed elevations, thoughtfully extended to create a seamless blend of period character and contemporary design. The heart of the home is the impressive open-plan kitchen, dining and sitting area, designed with both everyday living and entertaining in mind. Bathed in natural light, this space features bi-fold doors to two aspects, opening onto the gardens and creating a wonderful connection between inside and out. The kitchen is beautifully fitted with classic shaker-style cabinetry, a substantial central island with breakfast bar, an Aga and numerous high-specification integrated appliances. Adjoining the kitchen is a well-equipped utility room with additional storage and a convenient shower room, alongside a walk-in pantry. The ground floor also offers two elegant reception rooms, both enjoying south-facing bay windows with delightful garden views and featuring attractive cast iron fireplaces, creating warm and inviting spaces to relax. Upstairs, the accommodation continues to impress with five well-proportioned bedrooms, including a principal suite with dressing room and a recently installed en-suite shower room. A further bedroom also benefits from an en suite, while a stylish boutique hotel style family bathroom serves the remaining rooms. A cinema room provides a superb additional living space and could equally serve as a fifth bedroom on this floor if required. The Mews Cottage is equally well-presented and offers excellent ancillary accommodation. The ground floor comprises a comfortable sitting room, a bright south-facing sunroom, a fully fitted kitchen and a shower room. Upstairs, there is a double bedroom and a further shower room, creating a fully self-contained and highly versatile living space.

Approached via five-bar electric gates, the property opens onto a generous gravel driveway providing ample parking and access to both the main house and cottage. The gardens are a particular feature, extending to the side and rear with expansive lawns, mature planting and established hedgerows. Multiple patio areas provide ideal spaces for outdoor dining and entertaining, while a pergola draped in wisteria offers a charming, shaded seating area. A pathway framed by box hedging leads through to a large open meadow at the rear, completing this idyllic and private setting.



Location

Swallow Grove Farmhouse enjoys a highly sought-after rural setting along Mangrove Lane, just one mile from the heart of Hertford, the historic and vibrant county town of Hertfordshire. Surrounded by open countryside yet conveniently close to town, the property offers the perfect balance of seclusion and accessibility.

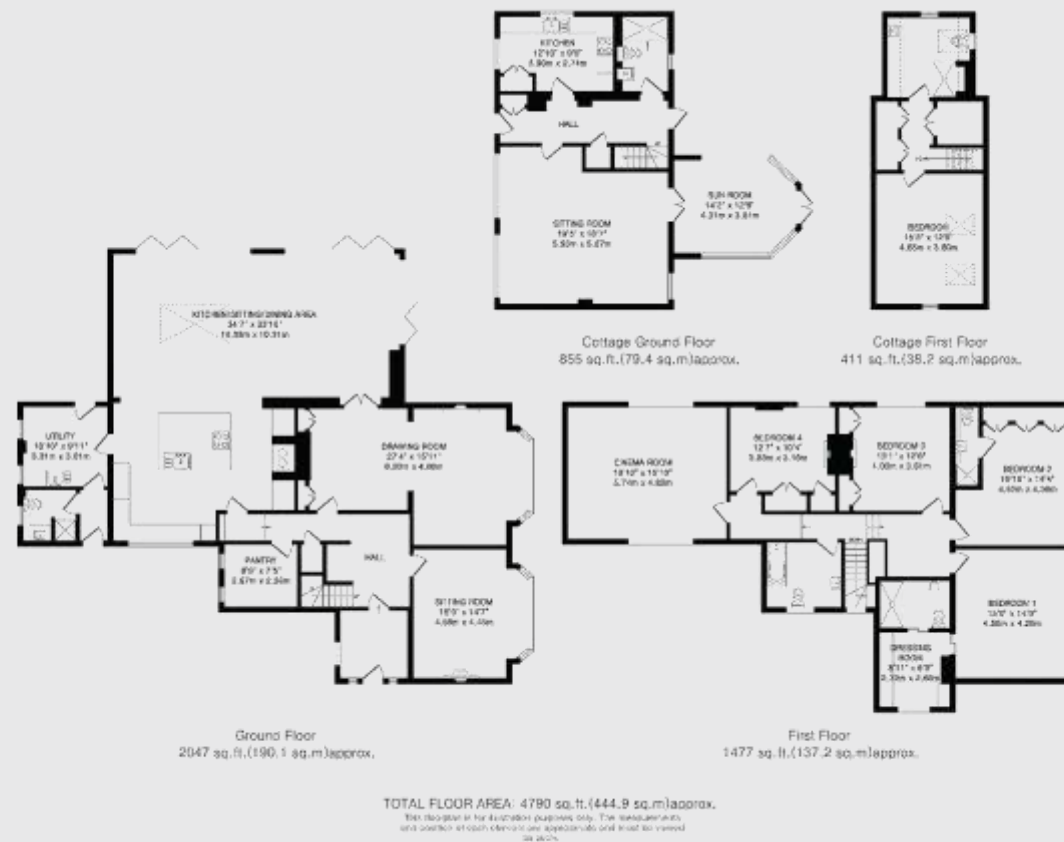
Hertford provides an excellent range of amenities, with a charming town centre featuring independent shops, cafés, restaurants and riverside walks, alongside a selection of supermarkets and leisure facilities. The area is particularly well regarded for its schooling, including the outstanding-rated Haileybury, Simon Balle School and Abel Smith School, as well as respected independent options such as Duncombe School and St Joseph's in the Park.

For leisure, the surrounding area offers an abundance of outdoor pursuits, with nearby countryside walks and well-regarded golf courses including Brickendon Grange Golf Club and The Hertfordshire Golf & Country Club. Despite its tranquil setting, the property is exceptionally well connected. The A10 and A1(M) are both within easy reach, while Hertford benefits from two mainline stations - Hertford East station and Hertford North station - offering regular services into London Liverpool Street and Moorgate in approximately 50 minutes, making it an ideal location for commuters.









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