



Stud Farm | West Leith | Tring | HP23 6JR

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## Stud Farm | West Leith | Tring | HP23 6JR

A very impressive substantial detached family home, with immense character, far reaching views and extensive outbuildings, which may be suitable for conversion (subject to usual consents), whilst occupying gardens, which are in excess of three quarters of an acre and within a stunning semi-rural location, which is conveniently placed for Tring, Berkhamsted and also the A41 for easy access to surrounding areas.

*Substantial Character Rothschild Property / Four Double Bedrooms / Bathroom and Separate WC / Three Impressive Reception Rooms / Kitchen and Separate Utility/Cloakroom / Cellar / Barns and Outbuildings / Superb Refurbishment Opportunity / Scope For Redevelopment STPP / Generous Grounds and Stunning Views / Convenient Semi-Rural Location*





The property is accessed via a spacious entrance porch, which has space for shoes and coats and leads in turn to a very impressive entrance hall, which has a spectacular stair case leading to the first floor landing above and also provides access to all other parts of the property.

The principle reception rooms are all very impressive, with high ceilings, pleasant outlooks and some with fireplaces. The Sitting room looks out onto the courtyard and has lovely views of the hills beyond.

The dining room is a very good size and would be ideal for formal entertaining and the breakfast room is directly adjacent to the kitchen and would suite family dining or could alternatively be opened up to create a more spacious kitchen breakfast room, subject to satisfying building regulatory approval. There is access from the kitchen to the garden, via a rear lobby and there is also a separate utility room and cloakroom.

The first floor landing meanwhile provides access to all other rooms, which includes four double bedrooms, which again all have a pleasant outlook and mainly have fireplaces. There is convenient access for all rooms to a family bathroom, which has a separate WC and there is access to a large loft, which could possibly be converted to provide additional living accommodation, subject to usual consents.

The character of the property is further enhanced by the original and very attractive white painted multi pain windows and also the original white painted panelled doors, all of which adding to the charm of the property.

## Exterior

The property is approached via a five bar gate with brick pillars to either side and picot fencing. There is a large courtyard, providing access to the main house and barns, as well as generous parking for a large number of vehicles. The gardens extend around the property and have a number of very private areas, as well as some areas with far reaching views.

There are a number of barns and outbuildings, which could be very useful for a number of purposes or even suitable for conversion to separate dwellings subject to obtaining planning approval and usual consents.

## Location

Situated just off Duckmore Lane, in West Leith, which is on the edge of Tring, the house is extremely convenient for all of the amenities provided within the town, which include a good shopping centre in the High Street with M&S Food Hall and a Tesco supermarket just out of town. Both state and private schools, for children of all age groups, are also close by, including the renowned Tring School for Performing Arts and Berkhamsted Public School for both boys and girls, a short distance away in nearby Berkhamsted.



Tring Station provides a regular rail service to London (Euston 40 minutes) and the A41 bypass is close by for a fast link to the M25 (Junction 20) at Kings Langley. Much of the surrounding countryside is designated as being An Area of Outstanding Natural Beauty and features Tring Park and Tring Reservoirs, which are renowned Nature Reserves, as well as The National Trust 5,000 acre Ashridge Estate encompassing Ivinghoe Beacon and part of The Ridgeway National Trail along the Chiltern Hills.

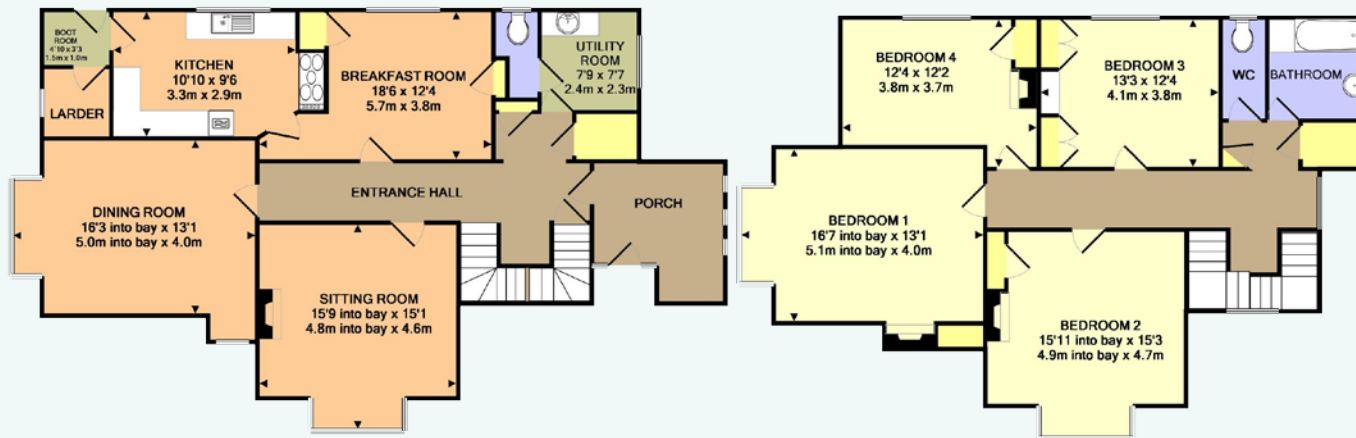
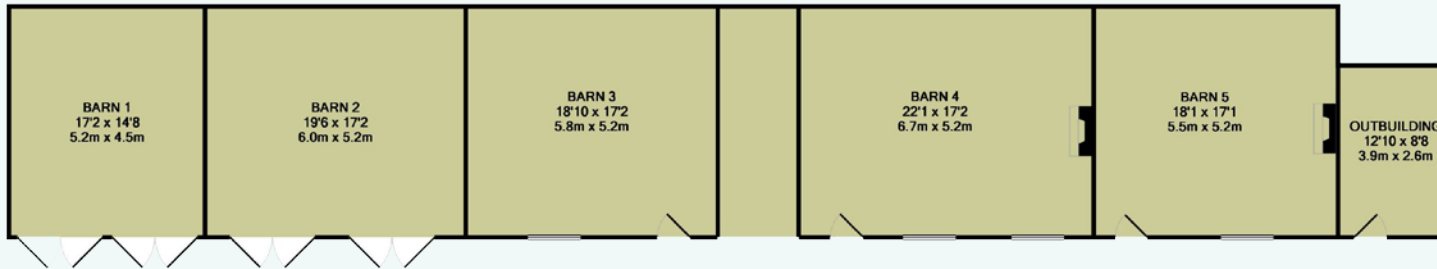
The wide range of leisure facilities include the renowned Champneys Health Resort, walking and riding and the nearby golf courses which include Ashridge and Berkhamsted.

## Directions

If coming from Berkhamsted on the A41, take the second exit for Tring, which is also signposted for Wendover and at the roundabout, take your third exit, which takes you over the bypass to another roundabout, then take the exit signposted towards Tring town centre.

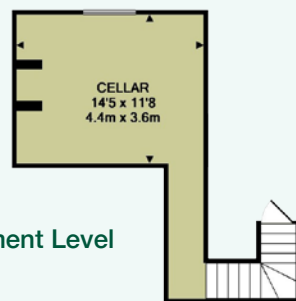
Shortly after entering Tring, turn right into Duckmore Lane. Continue under the bypass and past your first turning on the left hand side, then turning left into the next small lane, which has a sign for Stud Farm at its entrance and Stud Farm is a short distance along on the right.

# Floor Plans

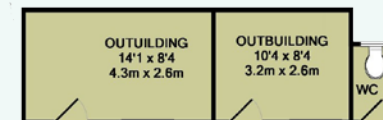


Ground Floor

1st Floor



Basement Level



Ground Floor



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