



The Old Dairy
Tanfield Farm

The Old Dairy, Tanfield Farm, Hammondstreet Road, EN7 6PQ

The Old Dairy Elegant Country Living on the Edge of the Hertfordshire Countryside

Welcome to The Old Dairy — a beautifully refurbished four-bedroom, three-reception, three-bathroom residence finished in mellow stock brickwork, combining timeless charm with unexpected space and contemporary luxury. Tucked away in a peaceful setting on the fringes of rolling Hertfordshire countryside, this unique home offers privacy, style, and comfort in equal measure.

Featuring gas-fired underfloor heating and bespoke wooden shutters throughout, the property also benefits from a detached double garage with pitched loft storage, a private driveway, and light-filled, landscaped gardens that enjoy a sunny aspect year-round.

Accommodation Overview: Step into a generous entrance hallway that leads to an expansive dual-aspect living room (20ft x 18ft), luxuriously appointed with a feature log-burning stove — perfect for cosy evenings. An internal corridor reveals the stunning principal suite (20ft x 17ft), complete with a custom walk-in wardrobe and a beautifully tiled en-suite shower room featuring his-and-hers basins.

A second spacious double bedroom, also with fitted wardrobes, is served by a striking family bathroom showcasing textured tiling and a freestanding bath — a true spa-like retreat.

Lower Ground Floor: At the heart of the home is the newly installed luxury kitchen, complete with granite worktops, a central island, extensive cabinetry including a built-in larder, and a full suite of integrated appliances. French doors open directly onto the rear garden, blending indoor and outdoor living. Adjacent to the kitchen is a refurbished utility room with matching units and appliances, while a large TV room — finished with brand new Karndean flooring and further French doors — offers the perfect space for family life or entertaining.

First Floor Upstairs, two additional double bedrooms await, including a guest suite with fitted wardrobes and a sleek, contemporary en-suite shower room.

Outside: The landscaped rear garden is a true highlight — exceptionally private and bordered by mature shrubs and trees. Designed for entertaining, it features a fabulous koi pond and tiered decking ideal for al fresco dining and summer gatherings.

At the front, the detached double garage offers extensive storage in the eaves, while the private driveway provides ample off-street parking.

























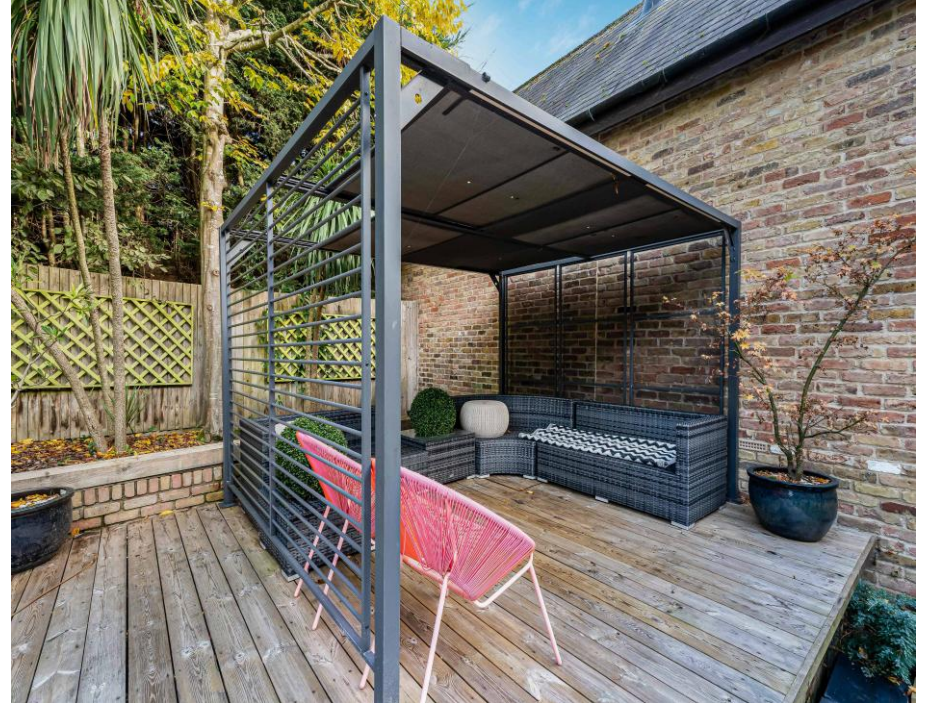
















Local Authority:
Broxbourne
Council Tax
Band: G
FREEHOLD

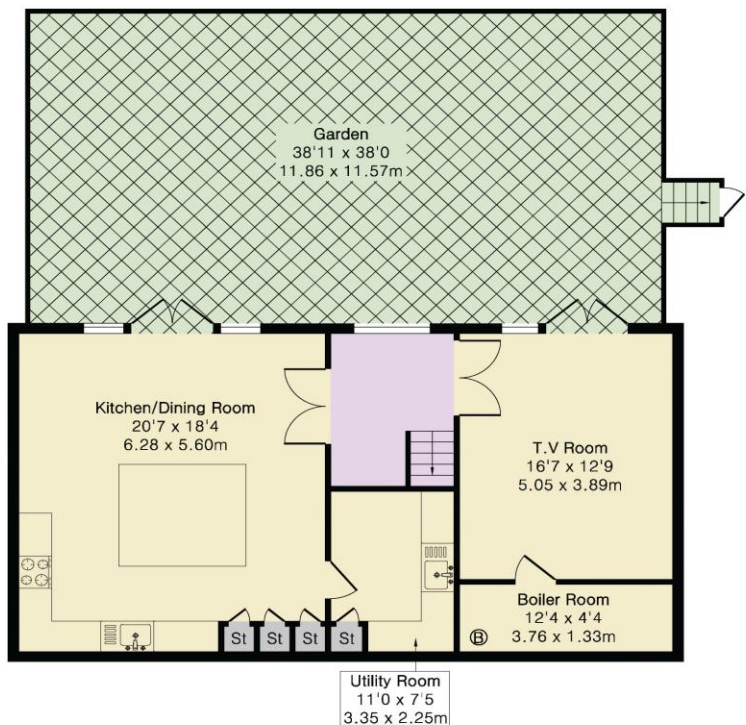
Approximate Gross Internal Area 2546 sq ft - 236 sq m (Excluding Garage)

Lower Ground Floor Area 810 sq ft – 75 sq m

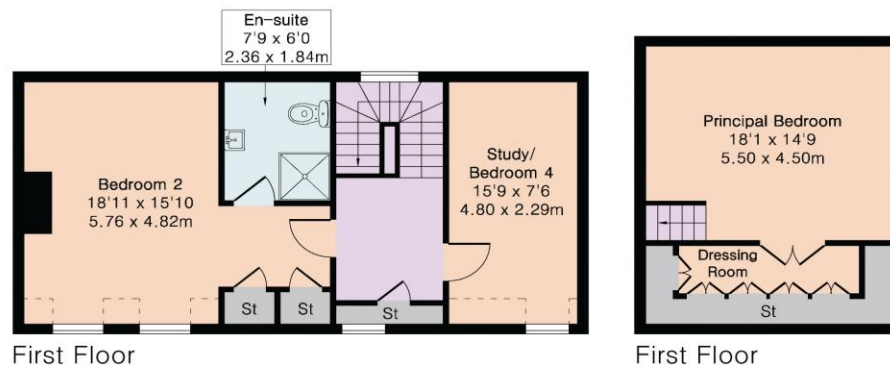
Ground Floor Area 947 sq ft – 88 sq m

First Floor Area 789 sq ft – 73 sq m

Garage Area 394 sq ft – 37 sq m



Lower Ground Floor



First Floor



Ground Floor

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

