



Vineyards Road,  
Northaw, Herts, EN6 4PD



# Carramore House

50 Vineyards Road

An impressive, detached residence and annexe with stables, a swimming pool and extensive gardens and about 4 acres of grounds

This substantial detached house offers almost 5,000 sq. ft of attractive accommodation arranged across two light-filled floors. This flexible property can be arranged as one seven-bedroom family home or divided into a main house and a three-bedroom annexe.



## ACCOMMODATION SUMMARY

\* Storm Porch \* Reception Hall \* 2 Living rooms \* Sitting room \* Hallway \* Office \* Dining Room \* Kitchen/Breakfast Room \*  
\* Kitchen 2 \* Utility Boot Room \* Pump room \* Cellar \* Cloakroom \* Principal Bedroom With En Suite Bathroom \*  
\* 5 Further bedrooms \* Bedroom 7/Dining Room \* 2 Bathrooms \* Double Garage \* Single Garage \* Stables \* Potting Shed \*  
\* Workshop/Garden Store \* Pool Plant Room \* Changing Room With Shower And Sauna \* Swimming Pool \* Garden \*

The main house has four ground-floor reception rooms including the dual aspect sitting room, which has a fireplace and French doors opening onto the rear terrace. The hallway also provides access to the terrace via French doors, while there is a formal dining room and a comfortable drawing room. The well-proportioned kitchen and breakfast room has bespoke wooden units, integrated appliances and space for a breakfast table for informal dining.

Upstairs, the galleried landing leads to four well-presented double bedrooms including the principal bedroom with its extensive fitted storage and en suite bathroom. Each of the additional bedrooms has built-in storage, with one including a washbasin. There is also a family bathroom.

The ground-floor annexe area connects to the main house via an internal door and features a 23ft sitting room and a fully-equipped kitchen. There are also two double bedrooms of similar proportions, and a bathroom. Additionally, there is a dining room which could be used as a third annexe bedroom if required.

The house is set in a glorious garden, which faces southeast and welcomes plenty of sunlight throughout the day. At the entrance there is a carriage driveway with wrought-iron security gates, which open onto a gravel parking area with access to the detached double garage and integrated single garage. Outbuildings include a stables block, a potting shed, a garden store or workshop and a plant room. There are also changing facilities for the swimming pool, with a sauna and shower. The outdoor heated swimming pool measures 12m and includes a surrounding sun terrace.

Local Authority: Welwyn & Hatfield

Tax Band: H

Tenure: Freehold



Location:- Carramore House is set in a private position on the edge of the village of Northaw, a pretty village set within open countryside yet only around 10 minutes from the larger town centres of Potters Bar and Cuffley. The house is well situated for excellent local amenities as well as communications including road, rail and air. Comprehensive shopping and recreational facilities can be found at nearby Potters Bar and Cuffley. Cuffley station is within 1.5 miles and provides a frequent commuter train service to Moorgate, taking approximately 33 minutes. Potters Bar train station is within 2 miles, providing a fast train to London Kings Cross, taking around 16 minutes. Communications by road are excellent with the M25 being within 3 miles, providing fast access to London and London Heathrow Airport. The A1M is within around about 5 miles. London Luton Airport, with its excellent private jet facilities, is around 20 miles away, with Heathrow being within 40 miles and Stansted around 31 miles. London City airport is also only 29 miles away. Highly respected schools in the area include Stormont girls' preparatory school, Queenswood girls school, Haileybury, St Albans High School, St Albans School, Lochinver House boys' school, Dame Alice Owens School and Haberdashers. There are a number of championship golf courses in the area including Brookmans Park Golf Club, Brickendon Grange, Mid Herts and Brocket Hall.

For a viewing, please contact Paul R Brown at the Prime Sales Office on 07867 510540 or [paul@statons.com](mailto:paul@statons.com)





































Approximate Gross Internal Area 5672 sq ft – 527 sq m

Ground Floor (Bungalow) Area 1427 sq ft – 133 sq m

Ground Floor Area 1585 sq ft – 147 sq m

First Floor Area 1206 sq ft – 112 sq m

Cellar Area 124 sq ft – 11 sq m

Garage Area 205 sq ft – 19 sq m

Outbuilding Area 694 sq ft – 64 sq m

Stable Area 432 sq ft – 40 sq m



Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
90+	A		
81-91	B		82
69-80	C		
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		
Most energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.



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