



**BRADFORD  
& HOWLEY**  
HARPENDEN | MARSHALSWICK | ST ALBANS

Somerries Farm House, Somerries, LU2 9PL  
Asking Price £395,000

Nestled on the edge of a working farm in a charming semi-rural setting, this exquisite three double bedroom period property offers a harmonious blend of traditional character and contemporary style, arranged thoughtfully over three floors.

Upon arrival, the property welcomes you with off-road parking and steps leading up to the front entrance. Inside, the spacious living room boasts a cosy wood burner as its centrepiece, complemented by a hand-painted original dresser, a bay window that floods the room with natural light, and a characterful quarry-tiled floor.

The open plan kitchen and dining area overlook the beautifully landscaped rear garden. Designed with both style and practicality in mind, the space accommodates a dining table, perfect for hosting or enjoying family meals, while maximizing functionality.

The upper floor features a spacious landing with part panelled walls, leading to three generously sized bedrooms. One bedroom charms with a vaulted ceiling and exposed beams, while another offers the luxury of an en-suite shower room leaving the new owner with the delightful choice of a master suite.

The third bedroom is multi-purpose and could be used as a home office. The main bathroom is a haven of relaxation, complete with twin sinks, a freestanding bathtub, and a spacious walk-in shower cubicle.

The lower ground floor provides a convenient utility area and a ground floor cloakroom, ensuring the home meets every practical need. Outside, the rear garden opens directly onto idyllic open farmland, creating the perfect backdrop for summer gatherings or peaceful moments surrounded by nature.

Despite its tranquil location, this property offers remarkable convenience. Harpenden's vibrant town centre, with its array of shops, restaurants, and leisure facilities, is just a short drive away. For those needing to commute, Luton Parkway Station provides fast access to central London, while Luton Airport and the M1 motorway are also within easy reach.

This enchanting property combines the best of semi-rural living with accessibility, making it an exceptional opportunity for discerning buyers seeking a welcoming, character filled home.

**Tenure: Freehold**  
**Council Tax Band: C**  
**EPC Rating: F**









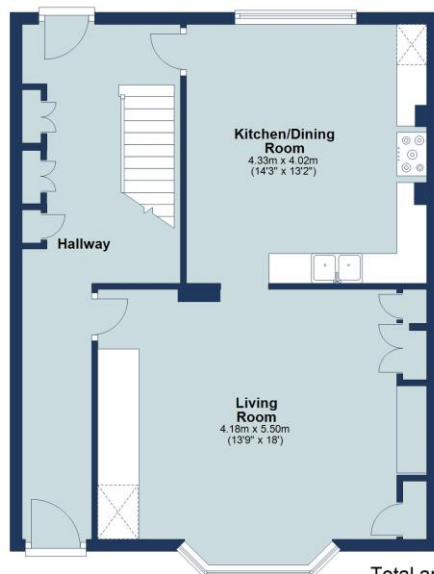
### Basement

Approx. 10.9 sq. metres (117.8 sq. feet)



### Ground Floor

Approx. 58.6 sq. metres (630.9 sq. feet)



### First Floor

Approx. 61.0 sq. metres (656.6 sq. feet)



Total area: approx. 130.6 sq. metres (1405.3 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.

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