

Stapleford Place Farmhouse Church Lane
Herford, SG14 3PA
Guide price £1,395,000





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Morgan Alexander are delighted to present this rare opportunity to acquire a stunning Grade II listed period residence of exceptional character, set on a 0.5-acre plot with countryside views. Offering approximately 3,942 sq ft of accommodation including outbuildings, this charming, chain-free home blends heritage features with flexible, modern family living—all within easy reach of Hertford and Watton-at-Stone.

Arranged over three floors, the property boasts five bedrooms and beautifully preserved original features. The versatile layout includes a generous entrance hall leading to a rear galleried hallway, a cloakroom/WC, a spacious boot/utility room, and a well-equipped kitchen/breakfast room with fitted units, tiled flooring, and garden access.

Three elegant reception rooms—a formal living room, dining room, and family room—offer ample space for entertaining and day-to-day life, all filled with natural light and character.

Upstairs, the first floor hosts a wide landing, master bedroom with en-suite, two further bedrooms, and a family bathroom. The top floor provides two additional bedrooms and a cloakroom/WC, ideal for guests, teenagers, or home working.

Outside, the property is accessed via a shared gravel driveway leading to private parking and several timber outbuildings with conversion potential (STPP). The walled front garden features a large lawn and pathway to the main entrance, while the enclosed rear garden offers a substantial lawn, paved terrace, and panoramic farmland views.

This historically significant home retains its original charm, with protected architectural features throughout. Conveniently located just 2.1 miles from Watton-at-Stone station and 2.8 miles from Hertford North, with direct rail links to Finsbury Park and Kings Cross, it's ideally positioned for commuters. The nearby village offers everyday amenities, with further options available in Hertford.





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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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