

FREEHOLD



House - Detached (EPC Rating: E)

**2 NEWGATE STREET VILLAGE, HERTFORD,
SG13 8RA**

£5,950,000

**Robert Adam
Estate Agents**



6 Bedroom House - Detached located in Hertford

The Folly, 2 Newgate Street Village, Hertfordshire

“The Folly” is an exceptional early Victorian country residence, built in 1840, extending to approx. 8,700 sq. ft. and set within 2.25 acres of mature landscaped grounds. Blending timeless character with thoughtfully incorporated modern touches, this home enjoys a prime position in the heart of Newgate Street Village. Approached via a sweeping gated driveway, it offers complete privacy in a picturesque and highly sought-after setting.

Internally, the house combines period charm with light-filled interiors. Reception rooms include a striking drawing room with high ceilings, a feature fireplace and French doors leading into a magnificent conservatory. At the heart of the home is a triple-aspect Mark Wilkinson solid maple kitchen/breakfast room, finished with granite worktops, a double-oven Aga, additional hob and oven.

The first floor provides five large bedrooms, all overlooking the gardens. Two principal suites feature luxury en suites, one with a private dressing room. A versatile ground-floor annexe offers accommodation for guests, staff or multi-generational living.

The landscaped grounds are mainly laid to lawn, interspersed with specimen trees and mature planting. Further features include a tennis court, vegetable garden, orchard, dog garden and garaging for three vehicles, with generous additional parking.



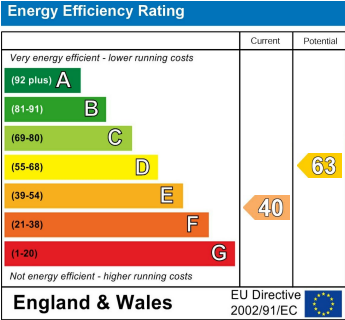




Council Tax Band

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Energy Performance Graph



Call us on

01707873126

david@robertadam.properties

www.robertadam.properties

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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