



**Nan Grove Stables, Norcott Hill,
Northchurch, Hertfordshire, HP4 1LB**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Berkhamsted 2.7 miles. Tring 3.5 miles. Hemel Hempstead 10 miles. Wendover 8.5 miles. (Distances approx.)

NAN GROVE STABLES, NORCOTT HILL, NORTHCHURCH, HP4 1LB

AN EQUESTRIAN YARD AND CIRCA 6.69 ACRES (2.71 Ha) IN A DREAM LOCATION ON THE EDGE OF THE BEAUTIFUL ASHRIDGE ESTATE. DIRECT ACCESS TO THE BRIDLEWAY NETWORK PROVIDING SUPERB RIDING AND PICTURESQUE SCENERY

Yard with Stable Block and 4 Loose Boxes (1 Foaling Box), Adjacent Field Shelter, Shed & Hay Barn. Water & Electricity Connected. Level Pasture in Good Heart

GUIDE PRICE £350,000 Freehold

Norcott Hill is just to the south of Berkhamsted Common on the tip of the Ashridge Estate, an estate which dates back to the 13th century and an area of outstanding natural beauty with ancient trees, downlands and meadows covering some 5000 acres.

At the entrance to the yard is access to the bridleway network and the aforementioned Berkhamsted Common and Ashridge Estate, it really is a magical location at the very end of Norcott Hill.

The yard itself has a concrete apron and an L – shaped block of timber stables upon a brick base with an onduline roof. 3 of the 4 boxes are standard size and in the corner is a foaling box. The stables and yard have lighting and in the far stable are plug sockets. There is some rubber matting in situ.

The electricity is via a mains connection and at the entrance is a private metered water supply.

Behind the yard is a small collection of timber buildings comprising a field shelter, hay barn and shed. Although electricity is currently not available to these buildings it could come from the yard simply enough.

The land extends to over six and a half acres and is level pasture, all in good heart. There are 3 post and railed paddocks, some of the boundary being trees and hedge, and most post and rail fence.

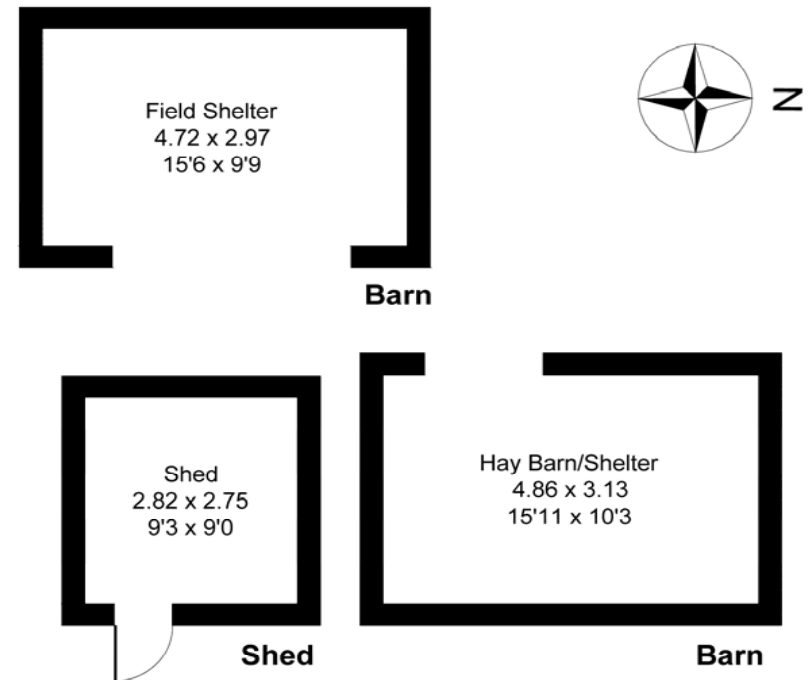
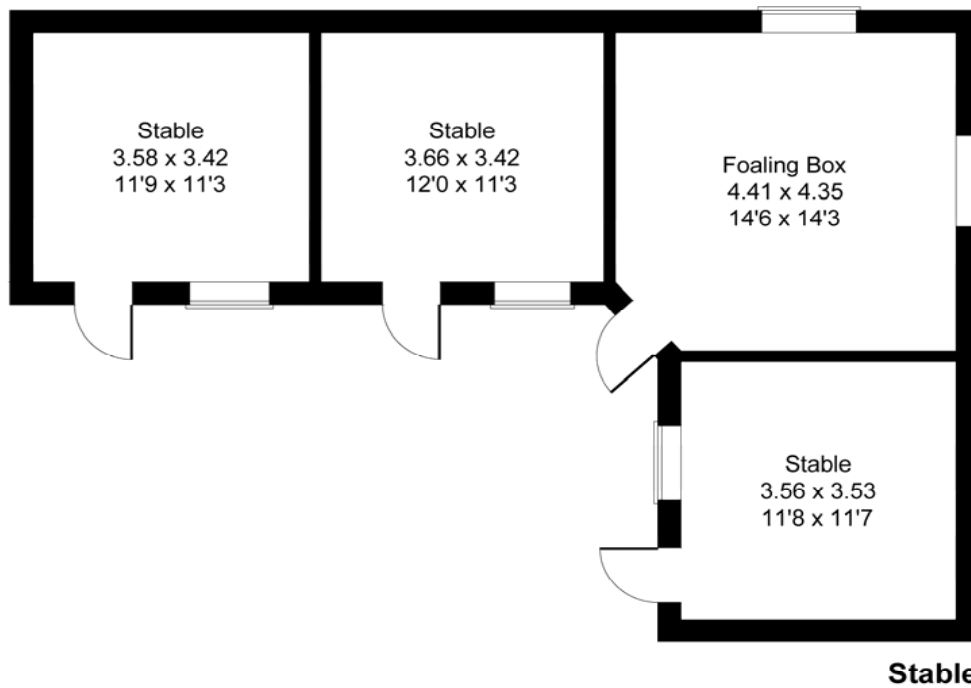
To reach the yard you travel up a single lane that gives way to a track and the owners voluntarily contribute to the upkeep of the track. The surroundings are stunning, the approach and backdrop quite delightful and predominantly woodland.

VIEWING IS STRICTLY BY APPOINTMENT VIA THE VENDORS AGENT W HUMPHRIES LTD

Nan Grove Stables

Stables = 57.67 sq m / 620.75 sq ft
Barns and Shed = 36.98 sq m / 398.04 sq ft
Total = 94.65 sq m / 1018.79 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale,
produced by The Plan Portal 2025.







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