

DAVID CHADWICK
ST ALBANS

The Old Granary
Redbourn Road
St Albans



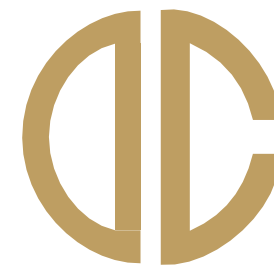
THE OLD GRANARY

The Old Granary
Redbourn Road
St Albans AL3 6LB

An impressive, refurbished, detached character residence situated in an idyllic semi-rural location within two miles of St Albans.

Summary

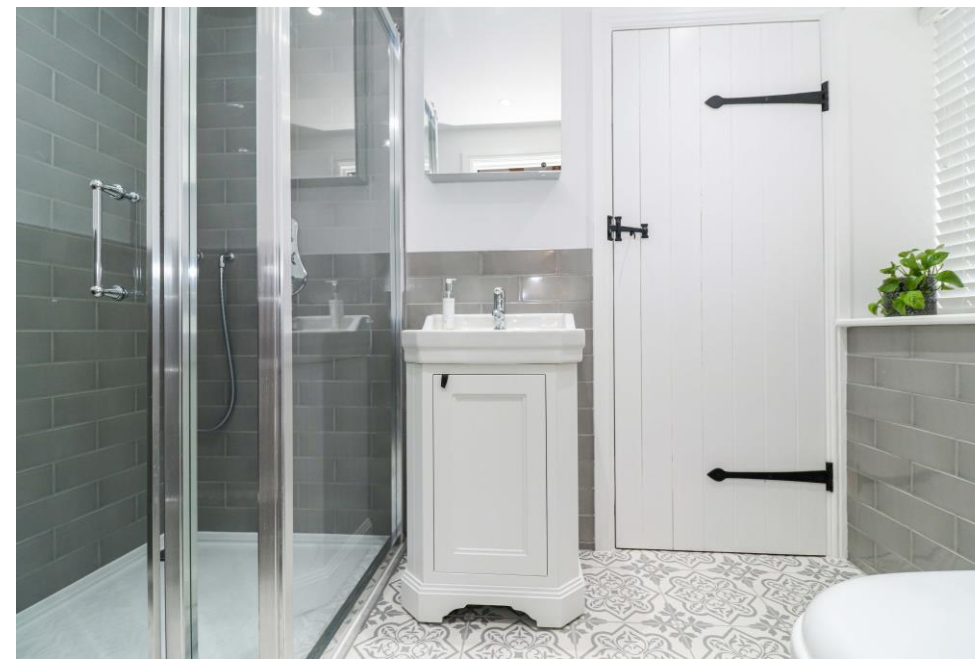
Storm porch | Entrance hall | Inner hall
Sitting/dining room | Kitchen/breakfast room
Three double bedrooms
En-suite bathroom | Two en-suite shower rooms
Driveway parking
Gardens



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The Property

The Old Granary is a recently refurbished detached character residence with stylishly appointed and immaculately presented accommodation arranged over two light and spacious floors. The ground floor offers a great deal of flexibility with options to use some of it as either living or bedroom accommodation. An entrance hall leads to the main living space; a spacious combined sitting/dining room with French doors to the south-facing garden at the rear, while stairs from the entrance hall rise to the principal bedroom with its en-suite bathroom, and further access from the entrance hall leads to the second bedroom. Also, with French doors to the garden, and an ensuite shower room, it offers scope for use as an additional reception room if required.

Beyond the sitting/dining room is an inner hall leading to a beautifully appointed kitchen/breakfast room with an AGA range and integrated appliances, and then beyond to the third bedroom also with an ensuite shower room,. Throughout, the house has been expertly presented; contemporary interior design, a stylishly appointed kitchen/breakfast room and elegant bath and shower rooms are combined with a well-considered palette of neutral tones enhancing the many character features that, in particular, include an impressive beamed and vaulted roof line to the main bedroom.

Outside

Access from the lane to the former farmyard, now laid to gravel, provides vehicular and pedestrian access to the front, rear, and side of The Old Granary. Shallow steps lead to the front door and a paved terrace extending along part of the front elevation leads to a secondary entrance to the house. Gated access to a footpath leads between the house and the outbuilding/store, and then on into the garden to the rear, while further gated vehicular access just beyond, provides a farmyard parking space as well as access to further parking at the rear. The reinstatement of vehicular access directly from the lane to the rear garden is also feasible subject to any consents required. To the rear of the house is a substantial south-facing lawned garden, with fenced and planted boundaries, a mature leafy aspect, a large, paved terrace, and access from the house via French doors from the principal reception space and bedroom 2.

Location

The Old Granary is part of Shafford Farmhouse, formerly part of the Childwickbury Estate, located within easy reach of St Albans, approximately 2 miles, and Harpenden, approximately 6 miles, each providing fast train links to the capital, highly regarded state and public schools, and extensive local amenities. St Albans Abbey, Verulamium Park & Lakes and St Michaels Village, set just to the north of St Albans City centre, are close by, the Gorhambury Estate is adjacent, and the location sits in a semi-rural context. From the Redbourn Road, a private road, leading to the Childwickbury estate, provides access to a lane leading to Shafford Farmhouse and a cluster of other dwellings, including The Old Granary, which can be found on the right-hand side of the lane.

General

Tenure – Freehold

Services – Mains water, drainage to septic tank, electricity, oil fired central heating & hot water.

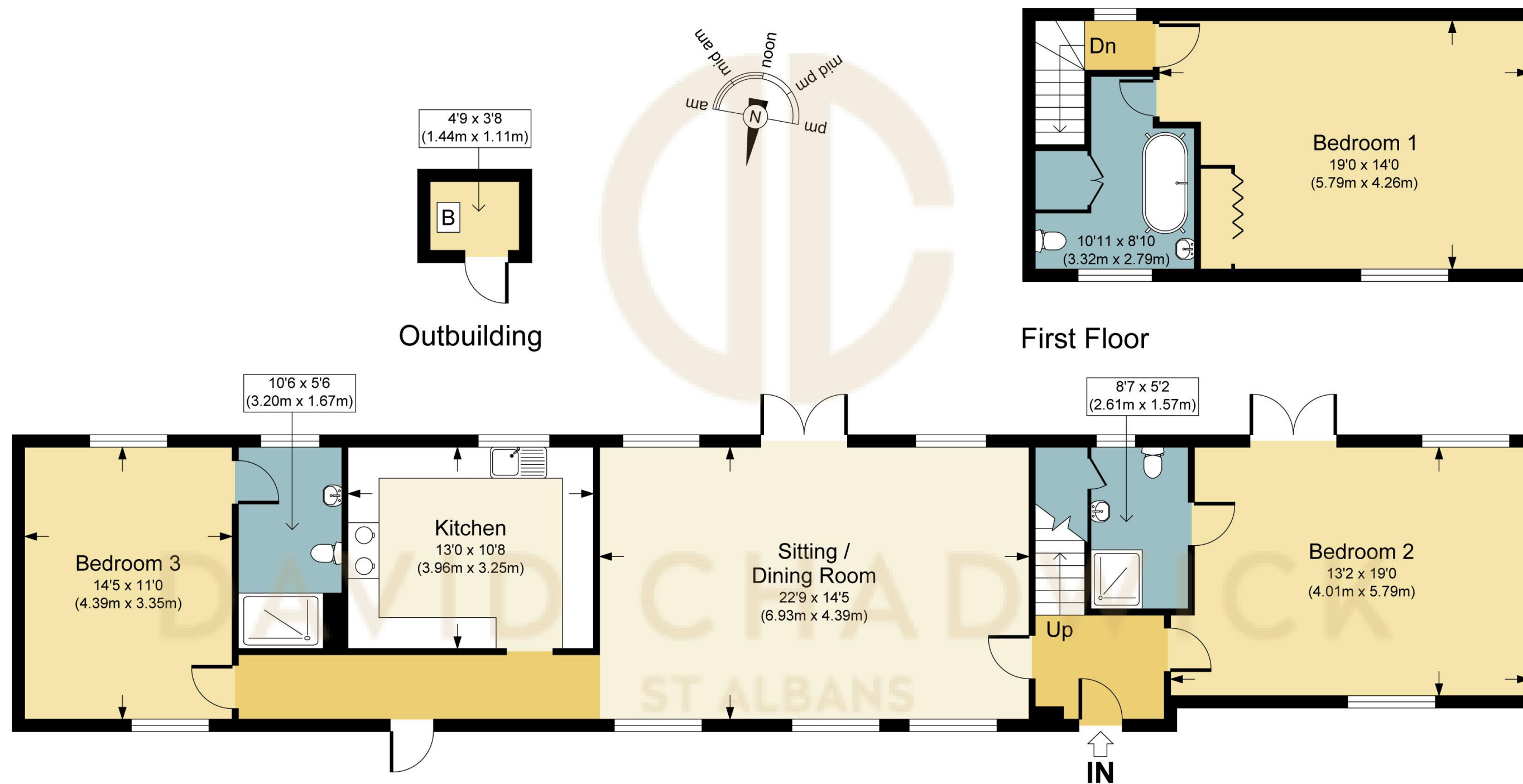
EPC rating – F

Council Tax Band – TBC

Service charge - £500.00 p.a. to cover shared costs of septic tank

APPROX. GROSS INTERNAL FLOOR AREA 1484.88 SQ FT / 137.95 SQ M INC. OUTBUILDING

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