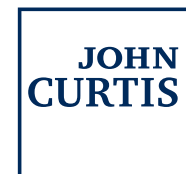




Eight Acre, Mackerye End, Harpenden, Herts AL5 5DS

www.johncurtis.co.uk
Valuers, Estate & Lettings Agents





Eight Acre Mackerye End

Harpenden Herts

Harpenden town centre and station: 2.7 miles approx
(St Pancras fast train 27 mins)

Wheathampstead High Street: 2.2 miles approx

St Albans town centre: 7.9 miles approx

London (Luton) Airport: 7.1 miles approx

M1 (Junction 9) 7.9 miles approx.

GROUND FLOOR, Entrance Hall, Dining Room, Living Room, Sitting Room, Kitchen/Breakfast Room, Family Room, Garden Room, Cloakroom, Home Office, Utility Room, Boot Room, Boiler Room, FIRST FLOOR, Bedroom One, Dressing Room, En suite Bathroom, Bedroom Two, Dressing Room, En Suite Shower Room, Bedroom Three, En Suite Shower Room, Dressing Room, TV Room, Study, SECOND FLOOR, Bedroom Four, Bedroom Five, Bathroom, ANNEXE, Kitchen/Dining/Living Room, Bathroom, Bedroom One, Bedroom Two, EXTERIOR, Stable Block, Garage, Garage/Work shop, Eight Acres, Menage, Hospital Paddock, 6 Acres Paddock

THE HOUSE AND GARDENS

Built by a local developer for own occupation in 2011. The property is made up of the main house, a separate detached annexe, stable block, menage and paddocks, occupying in total, eight acres.

The main house has a lovely farmhouse style and has been cleverly arranged over three floors, providing approximately 4700 sq ft of living accommodation. The house boasts generous rooms, a hand crafted bespoke kitchen by local craftsman and sumptuous bathroom suites. On the ground floor there are four reception rooms, plus a home office, a large kitchen/breakfast/family room with doors out to the gardens, plant room and boot room. On the first floor there are three double bedrooms, all of which have en suites and dressing rooms. There is also a large 28'0 TV room and separate study. The second floor comprises two further bedrooms and bathroom.

Within the grounds of Eight Acre, there is a separate detached annexe, comprising two bedrooms, kitchen/living/dining room and separate bathroom, and is an ideal property for an au pair, parent or a possible rental property to provide additional income. The main feature of the property is the stunning eight acres of land. There are six acres of formal paddocks, a 40' x 20' menage and a fully working stable yard which comprises eight separate boxes including three foaling boxes, a tack room and washdown space. There are two acres of formal gardens. Attached to the stable block there is a separate garage and garage/workshop.

The formal gardens are mainly laid to lawn and have a large selection of various fruit trees, including plum, apple and pear. Within the gardens, there is a wildlife pond and an ornamental pond near the patio.

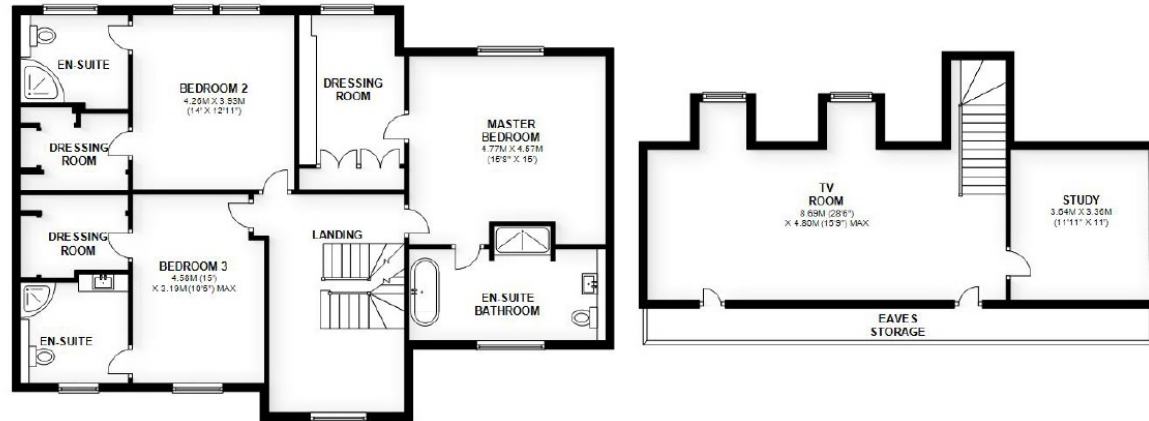
Eight Acre not only offers substantial family accommodation, it is also a very energy efficient home. The property benefits from renewable energy to include a ground source heat pump, which serves the underfloor heating throughout the house and annexe. Solar thermal panels provide approximately half of the hot water.

Eight Acre is set in the heart of Mackerye End and is an ideal purchase for any family who enjoy a love of horses and wish to experience a tranquil rural feel, but still benefit from living in Harpenden.

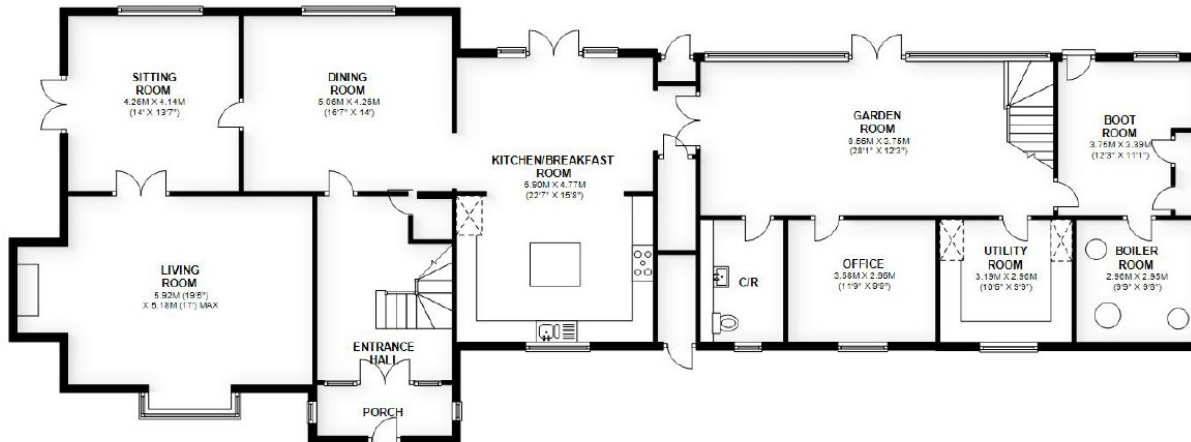
In summary, a magnificent family home, exceptionally well presented and we strongly recommend a viewing to fully appreciate the calibre of this fine home and its eight acres.



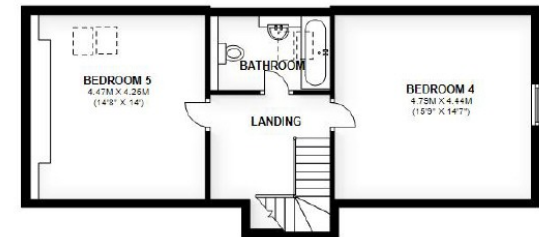
FIRST FLOOR
 APPROX. 108.0 SQ. METRES (1819.5 SQ. FEET)



GROUND FLOOR
 APPROX. 213.6 SQ. METRES (226.3 SQ. FEET)

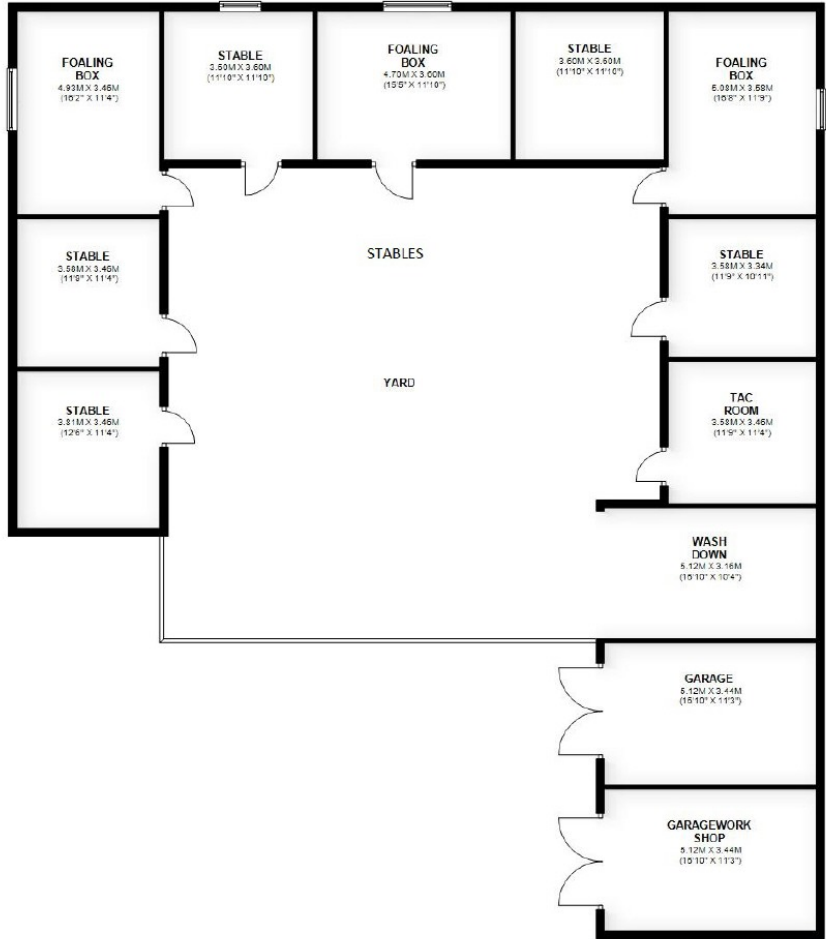


SECOND FLOOR
 APPROX. 66.5 SQ. METRES (697.8 SQ. FEET)



TOTAL AREA: APPROX 438.1 SQ. METRES (4716.2 SQ. FEET)

For identification purposes, not to scale.
 Plan produced using PlanUp.



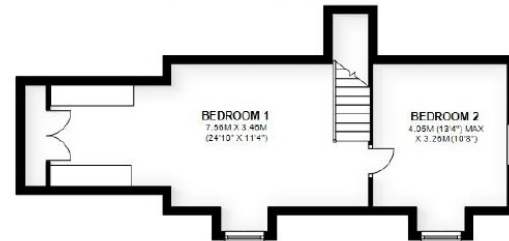
TOTAL AREA: APPROX 104.2 SQ. METRES (1121.2 SQ. FEET)

For identification purposes, not to scale.
 Plan produced using PlanUp.

GROUND FLOOR
 APPROX. 64.0 SQ. METRES (697.0 SQ. FEET)



FIRST FLOOR
 APPROX. 39.3 SQ. METRES (423.3 SQ. FEET)





Energy Performance Certificate



Eight Acre, Mackerye End, HARPENDEN, AL5 5DS

Dwelling type: Detached house Reference number: 8742-7931-0260-4185-6926
 Date of assessment: 25 September 2012 Type of assessment: SAP, new dwelling
 Date of certificate: 25 September 2012 Total floor area: 411 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

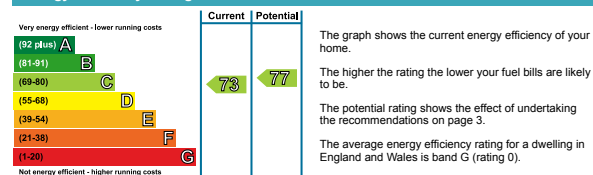
Estimated energy costs of dwelling for 3 years:	£ 6,510
Over 3 years you could save	£ 123

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 537 over 3 years	£ 381 over 3 years	
Heating	£ 5,700 over 3 years	£ 5,733 over 3 years	
Hot Water	£ 273 over 3 years	£ 273 over 3 years	
Totals	£ 6,510	£ 6,387	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£30	£ 126
2 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 693

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GENERAL

Services: All mains services

Council Tax: The property is in tax band H

Local authority: St Albans District Council

DIRECTIONS

From our offices, head south towards St Albans. At the first roundabout, turn first left into Station Road and stay on this road for approximately 1 mile. At the end of Station Road, take second exit from the roundabout onto Lower Luton Road. At the next roundabout take the first exit onto Common Lane. Drive up Common Lane, then veer off to the right which eventually comes to a T junction, turn left, drive around Mackerye End Farm. Where the road splits, bear right and at the end of this road is Eight Acre.

Viewing strictly by appointment through John Curtis
 Call us on 01582 764471 for free valuations and advice
 Visit us at 36 High Street, Harpenden, Herts AL5 2SX
 Email enquiries@johncurtis.co.uk