



Frost's

Forge Cottage, Wilkins Green, Smallford, St. Albans, Hertfordshire, AL4 0HG

Guide Price £1,000,000 Freehold

Tel: 01727 852295





Our View...

Nestled behind a screen of mature trees and shrubs, a 5-bar wooden gate and large private driveway, is this charming Grade II listed 16th century cottage. The property offers a wealth of character with exposed beams and open fireplaces.

The accommodation briefly comprises an entrance porch, living room with wood burning stove, dining room with doors to a sun-terrace, kitchen, utility room, three bedrooms and a family bathroom. Furthermore there is a separate outbuilding/office space, which offers the ability to work from home in a peaceful, yet convenient, setting and could also be used as a self-contained annexe (STPP).

Forge Cottage is located on Wilkins Green Lane on the fringe of St Albans, combining a peaceful yet accessible position close to footpaths to the St Albans Way and cycle paths to the stations and St Albans. The historic city centre of St Albans is within 4 miles and provides boutiques and an excellent market. The district is also renowned for its strong selection of schools in both the private and state sectors. Within walking distance there is Ellenbrook Country Park, a 400 acre country park with many footpaths and bridleways. Connections are excellent by both road and rail with fast nonstop trains running from St Albans City Station to Kings Cross in 18 minutes, reaching Moorgate/Farringdon in 22 minutes and Blackfriars/City Thameslink in 28 minutes, and from Hatfield there is a 30 minute service to the West End via Finsbury Park.

This is a rare opportunity to purchase a period property with a wealth of history, set within wonderful mature grounds (Approximately 0.2 acres) and surrounded by open countryside.

Energy Rating F.



Ground Floor

Entrance Hall

Cloakroom

Living Room

26'5 × 12'7

Dining Room

12'9 × 8'5

Kitchen

12'7 × 8'4

Utility Room

12'6 × 6'6

First Floor

Bedroom One

11'7 × 12'5

Bedroom Two

12'9 × 9'8

Bedroom Three

9'8 × 6'7

Bathroom

7'4 × 6'11

Annexe

Living Room/Bedroom/Kitchen –

18'1 × 12'9

Bathroom

7'3 × 4'10

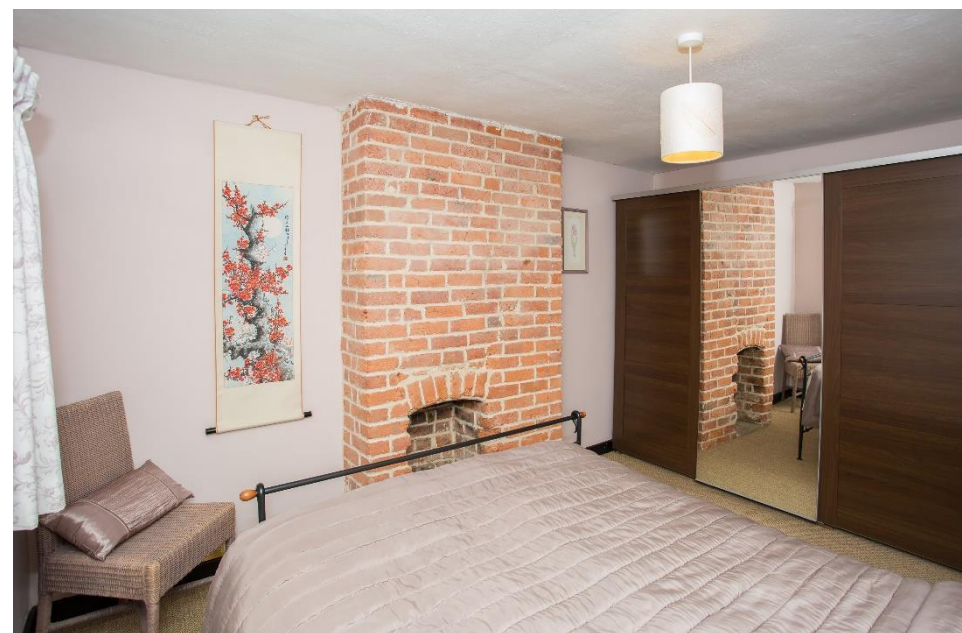
Exterior

Front Garden

Rear Garden

Agent Note

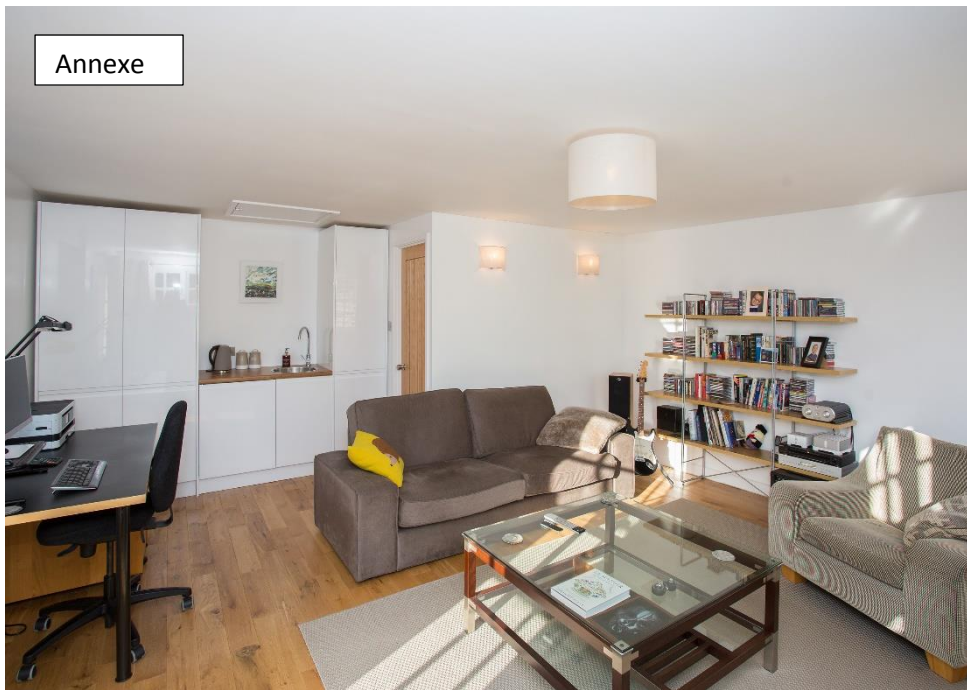
Please note: The property has oil fired central heating and there is also a charge for the septic tank which is approximately £200 per year.

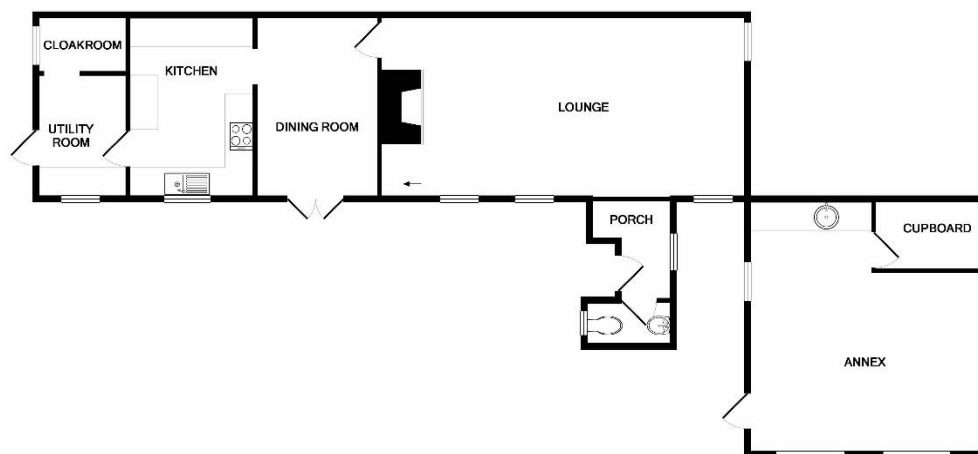
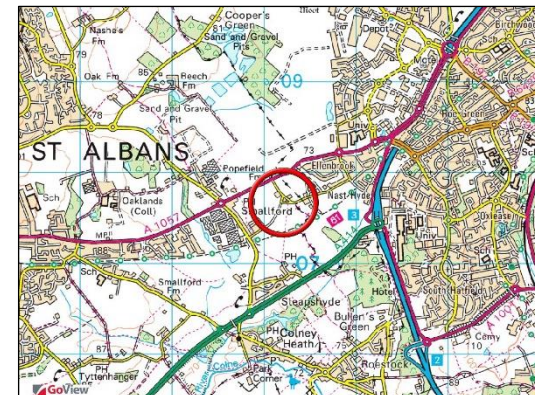
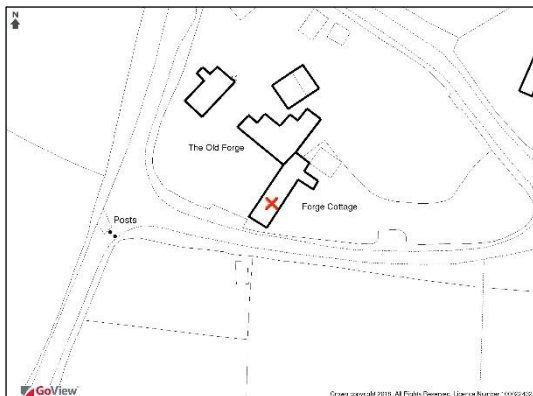




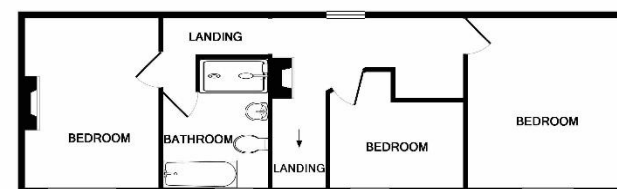


Annexe





GROUND FLOOR
APPROX. FLOOR
AREA 100 / SQ.F.T.
(93.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 536 SQ.FT.
(49.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1543 SQ.FT. (143.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

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