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The Old Malt House  
Markyate | Hertfordshire  
£725,000



# The Old Malt House

## 11 High Street

### Markyate

### Hertfordshire

### AL3 8PG

**An extended Grade II Listed four bedroom detached home with almost 3000 sq. ft and versatile multi-generational living, situated along the historic Hertfordshire High Street of Markyate.**

Situated to the north of Markyate's picturesque High Street and offered for sale for the first time in over fifty years, The Old Malt House is a remarkable Grade II Listed home believed to date back to the 17th century, with sympathetic later additions. This rare and historic property presents a unique opportunity to own one of Markyate's most distinguished homes. Boasting a generous 2,237 sq. ft. of living space spread across two floors, The Old Malt House is a true testament to character, featuring charming period details throughout. The ground floor is anchored by a spacious dual-aspect sitting room, extending over 26 feet, while the first floor offers three generously sized double bedrooms. The property is further enhanced by a private and expansive rear garden, offering both seclusion and serenity. For those seeking multi-generational living, The Old Malt House provides an excellent self contained annexe on the ground floor, ideal for extended family coming together, visiting guests, or as a private office to work from home.

Conveniently located just a short walk from Markyate's High Street, residents can enjoy easy access to local amenities, a range of shops, and highly regarded schools. The area also offers excellent transport links, with the M1 Junction 9 just two miles away and a fast rail service from Harpenden to London St. Pancras, taking under 30 minutes. Whether commuting to the capital or exploring the surrounding countryside, Markyate offers a perfect blend of village charm and urban convenience.

As you step into this charming home, a welcoming entrance hall leads you to the expansive dual-aspect sitting room, rich in character with original exposed beams and a grand open fireplace, creating a warm and inviting atmosphere. To the rear, a door opens into the formal dining room, an ideal space for both intimate gatherings and more formal occasions. Beyond, the kitchen is fitted with a range of base and wall-mounted units, an integral double oven with electric hob, a pantry, and ample space for additional appliances, ensuring both practicality and convenience. A cosy sitting room off the entrance hall flows into an inner hallway, where you'll find a kitchenette and shower room on either side, as well as a generous dual-aspect double bedroom overlooking the tranquil rear garden. This flexible and private space offers the perfect self-contained annexe for multi-generational living, visiting guests, or the ideal setting for a home office or creative workspace.

An internal door from the sitting room leads to a convenient downstairs cloakroom and a gracefully ascending staircase to the first floor landing. This level unveils three generously proportioned double bedrooms, including the master suite, which enjoys a delightful dual aspect and is fitted with wardrobes. The master bedroom further benefits from the en suite cloakroom, offering both comfort and convenience. The first floor landing also leads to two additional well sized double bedrooms, each thoughtfully equipped with wash hand basins. Completing this level is the family bathroom, featuring a P-shaped panelled bath and wash hand basin, with a separate cloakroom adjoining, ensuring comfort and practicality.





Externally, both the sitting room and kitchen seamlessly open out to a raised patio, overlooking the private rear garden. From this elevated position, steps lead down to a sunken lawn, surrounded by wooden fencing, ensuring a high degree of privacy. A door from the patio opens to a staircase that descends into a spacious basement, boasting full head height, power, and lighting—an ideal space for storage, or to be transformed into a captivating games room or stylish home office. The adjacent annexe features its own private courtyard, complete with a delightful patio and lawned area, with a gate leading through to the main patio and rear garden, offering a seamless flow between the spaces. To the side of the property is an allocated off road parking space, whilst an additional space to the side of the garden boundary with double gates open to the courtyard and providing further parking options. Within the rear garden is also a detached garage, while access from the main garden leads to a generously proportioned store room/workshop underneath the garage, offering an abundance of potential for storage, hobbies, or even a creative space.

- 17th Century Grade II Listed Malt House
- Four Bedroom Detached Character Home
- Spacious Sitting Room with Open Fire
- Separate Dining Room and Kitchen
- Self Contained One Bedroom Annexe
- Generous Private Rear Garden
- Basement & Detached Garage/Workshop
- Walking Distance to Local Amenities
- Desirable Historic Hertfordshire Village
- Excellent Transport Links to London Nearby





## Property Information

Tenure: Freehold

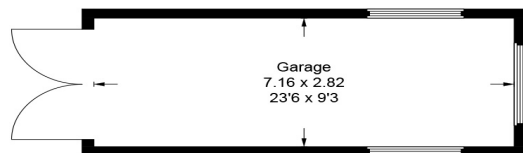
Gas, Mains Water, Electricity

EPC Rating: Exempt

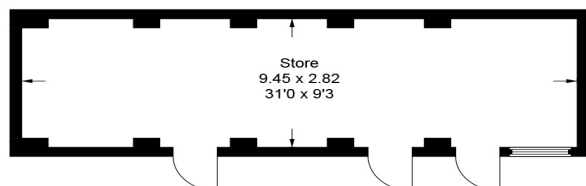
Council Tax: Band F

Local Authority: Dacorum Borough Council

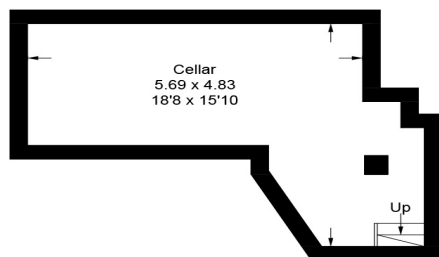
Approximate Gross Internal Area  
Ground Floor = 129.1 sq m / 1,390 sq ft  
First Floor = 78.7 sq m / 847 sq ft  
Cellar = 20.9 sq m / 225 sq ft  
Garage = 20.0 sq m / 215 sq ft  
Store = 26.5 sq m / 285 sq ft  
Total = 275.2 sq m / 2,962 sq ft



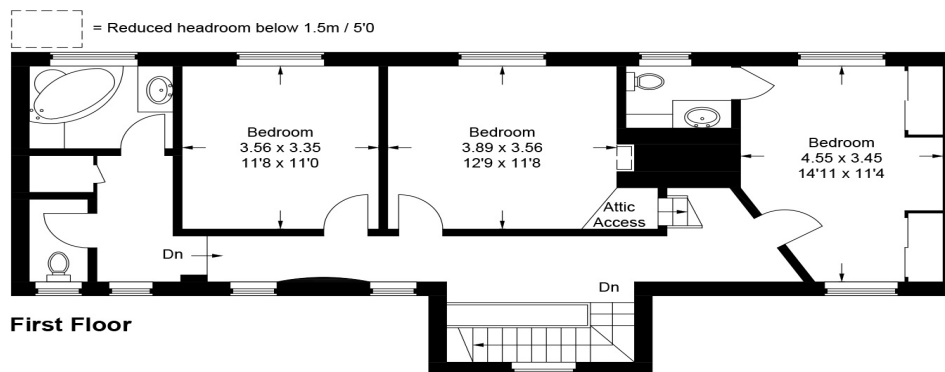
(Not Shown In Actual  
Location / Orientation)



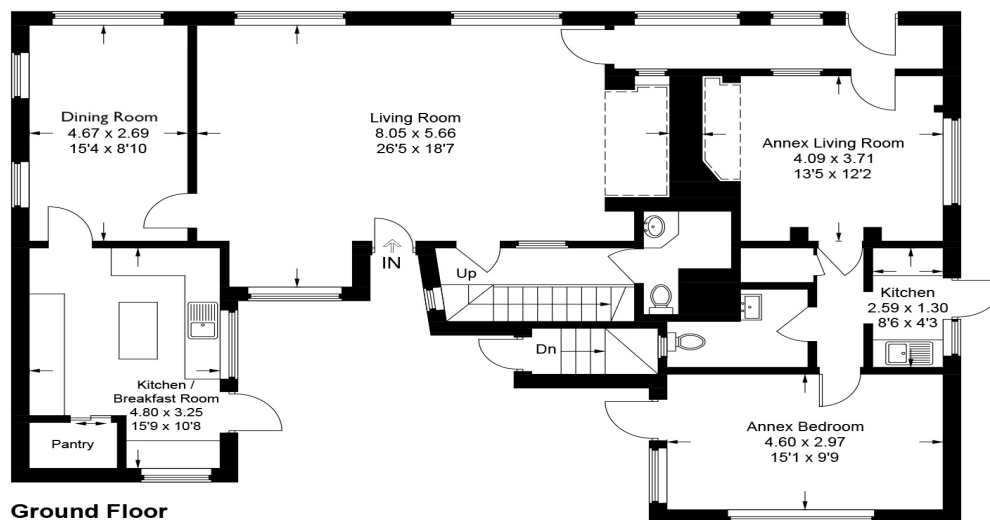
(Not Shown In Actual  
Location / Orientation)



Cellar



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. F653

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