



**Cassidy
& Tate**
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Nomansland, Wheathampstead, Hertfordshire, AL4 8EJ

Guide price £1,250,000

A charming character detached family house set on a stunning plot in a peaceful semi-rural location next to Nomansland common. The property is situated at the end of a drive shared by only a handful of other houses overlooking the woodland. The triple aspect drawing room has stunning views over both the front and rear gardens. There is a good sized kitchen/breakfast room with a Rangemaster double oven. The accommodation comprises four reception rooms, six bedrooms and three bathrooms. Wheathampstead is a thriving village with excellent schooling surrounded by rolling countryside yet close to all major communication links. The Thameslink railway station is less than three miles away in Harpenden.

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Introduction

Accommodation comprises: Entrance Lobby, Entrance Hall, Drawing Room, Family Room, Kitchen / Breakfast Room, Dining Room, Sitting Room, Conservatory, Utility Room, Outside Lobby, Outside WC, Master Bedroom with Dressing Room and Ensuite Bathroom, Five further Bedrooms, Shower Room, Family Bathroom, Garage, Front and Rear Gardens, Parking for Several Vehicles

Ground Floor Accommodation

Entrance Lobby

Part timber part double glazed door through to entrance lobby. Windows to two sides. Tiled floor. Part timber part glazed door through to:

Entrance Hall 11'11 x 10'0 (3.63m x 3.05m)

Stairs to first floor landing. Dado rail with wood panelling under. Tiled floor. Radiator in decorative casing. Double glazed window to front. Built-in under stairs storage cupboard with shelf and hanging space. Second cupboard under stairs. Doors to:

Drawing Room 22'0 x 15'6 (6.71m x 4.72m)

Double glazed casement doors to front with double glazed windows to either side. Two double glazed windows to side. Two double glazed windows to rear. Engineered wood flooring. Open fireplace with mantelpiece over and tiled surround. Storage in chimney breast alcove. Two radiators in decorative covers. TV point.





Dining Room 16'11 x 11'8 (5.16m x 3.56m)

Two double glazed windows to rear. Radiator. Feature fireplace with open fire and stone mantelpiece with tiled surround. Chimney breast with alcoves and storage to either side. TV point. Telephone point. Door through to:

Kitchen / Breakfast Room 16'9 x 11'6 (5.11m x 3.51m)

Superb range of wall and base mounted units with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer. Tiled splash-backs. Space and plumbing for dishwasher. Rangemaster oven with five ring burner induction hob, electric twin oven and separate grill. Breakfast bar area. Tiled floor. Space for fridge freezer. Six concealed down lighters. Part timber part glazed door to rear. Double glazed window to rear. Radiator. Door through to:

Study 13'1 x 9'11 (3.99m x 3.02m)

Double glazed window to front. Radiator. Dado rail with wood panelling under. Feature fireplace with wooden mantelpiece over. Tiled surround. Chimney breast. Telephone and broadband points. Door through to:

Sitting Room 13'1 x 9'11 (3.99m x 3.02m)

Chimney breast. Dado rail with wood panelling under. Radiator. Laminated floor. Door through to utility room. Double glazed casement doors through to:

Conservatory 14'0 x 13'3 (4.27m x 4.04m)

Double glazed windows to three sides. Two wall mounted electric Dimplex heaters. Laminated floor. Light and power. Two wall light points. Built-in fan with three spotlights.

Utility Room 17'11 x 11'6 (5.46m x 3.51m)

Built-in sink unit with storage cupboards under. Tiled splash-backs. Floor mounted oil fired boiler. Tiled floor. Space and plumbing for washing machine. Space for tumble dryer. Radiator. Stairs to secondary first floor landing. Dado rail with wood panelling under. Double glazed window to rear. Door through to:

Outside Lobby

Timber door to rear garden. Windows to two sides. Door through to:

Outside WC

Low level flush WC. Wash-hand basin. Tiled floor. Window to rear.

First Floor Accommodation**Secondary First Floor Landing**

Stairs from utility room. Doors to:

Bedroom One 13'0 x 9'11 (3.96m x 3.02m)

Double glazed window to front. Radiator. Chimney breast. Door through to bedroom five;

Ensuite Bathroom

Comprising low level flush WC. Pedestal wash-hand basin with tiled splash-backs. Panelled-in bath with Victorian style mixer tap and hand shower. Tiled splash-backs. Laminated floor. Double glazed window to rear. Heated towel rail.

Dressing Room 12'0 x 8'1 (3.66m x 2.46m)

Double glazed window to rear. Radiator.

First Floor Landing

Loft access. Built-in airing cupboard housing prelagged hot water cylinder and shelving space. Doors to:

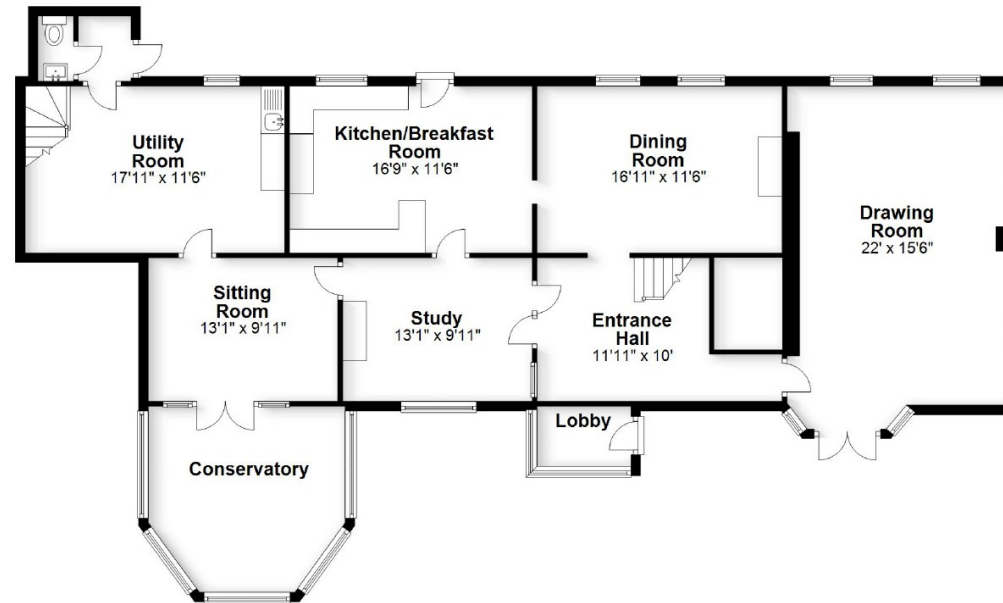
Bedroom Two 20'11 x 10'1 (6.38m x 3.07m)

Double glazed window to front. Radiator. Built-in mirror fronted wardrobes with shelf and hanging space.



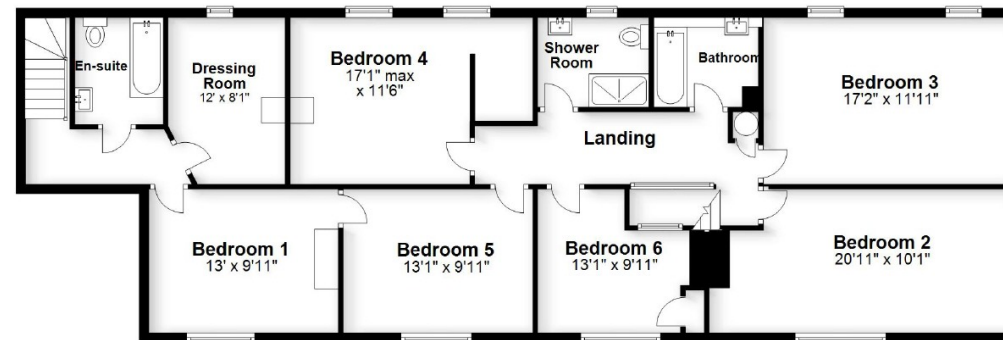
Ground Floor

Approx. 1634.4 sq. feet



First Floor

Approx. 1402.1 sq. feet



Total area: approx. 3036.5 sq. feet

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

Bedroom Three 17'2 x 11'11 (5.23m x 3.63m)

Two double glazed windows to rear. Double glazed window to side. Pedestal wash-hand basin. Two radiators.

Bedroom Four 17'1 x 11'6 (5.21m x 3.51m)

Two double glazed windows to rear. Radiator. Open plan to built-in wardrobe with shelf and hanging space. Pedestal wash-hand basin with tiled splash-backs.

Shower Room

Shower cubicle. Wash-hand basin. Low level flush WC. Tiled floor. Tiled walls. Stainless steel heated towel rail. Electric shaver point. Six concealed spotlights. Underfloor heating. Extractor fan. Double glazed window to rear.

Bedroom Five 13'1 x 9'11 (3.99m x 3.02m)

Double glazed window to front. Radiator. Door through to bedroom one.

Bedroom Six 13'1 x 9'11 (3.99m x 3.02m)

Maximum measurement. Double glazed window to front. Radiator. Built-in wardrobe.

Family Bathroom

Comprising claw foot bath with Victorian style mixer tap and hand shower. Tiled splash-backs. Low level flush WC. Pedestal wash-hand basin with tiled splash-backs. Electric shaver point. Tiled floor with underfloor heating. Double glazed window to rear. Stainless steel heated towel rail. Four concealed down lighters. Extractor fan.

Exterior**Rear Garden**

Extensive paved patio area with brick retaining wall. Steps up to lawned area with flowerbed borders. Range of shrubs and plants offering a high degree of privacy. Timber built summerhouse with light and power. Windows to three sides. Casement doors. Outside courtesy lighting. Timber built shed. Gated access to front.

Front Garden

Laid to lawn with flowerbed borders. Range of shrubs and plants. Selection of trees. Paved patio to front door. Gravelled off road parking area for several vehicles with carport. Oil tank. Outside courtesy lighting.

Garage

Metal up and over door. Two windows to side. Light and power.

EPC

Rating - E

Disclaimer

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

Council Tax Rating

St Albans District Council

Council Tax Band

H

Council Tax Charge

£3605.02



