







Fishpool Street, St. Albans, AL3 4RY | Guide Price £2,750,000 Freehold

 6 Bedrooms  2 Bath/Shower Rooms  3 Reception Rooms  Garage & Off-Street Parking  South-Facing  
 EPC Band C  Council Band: H £4,514.26 (2025/2026)  St Albans City & District Council

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## Fishpool Street, St. Albans, AL3 4RY

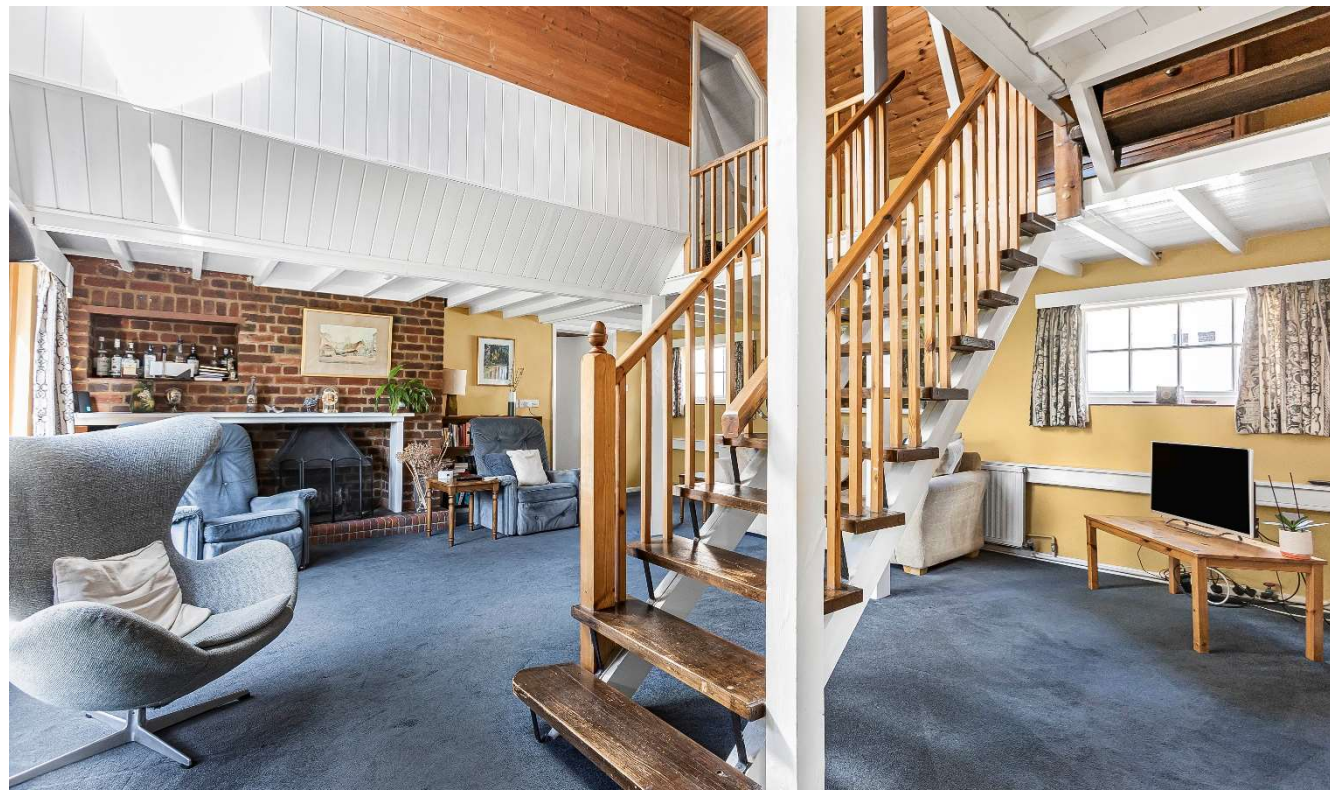
An impressive, detached property located in one of St. Albans most revered areas, with a beautiful south-facing garden and offered to the market with no onward chain.

### Description

Dating from the 1840's and originally used as stables for St Michaels Manor, this distinctive building has a fascinating history and its sale offers a rare opportunity to acquire a sizeable home of over 3,700 square feet in a prime, central location on one of St Albans most desirable roads. Occupying a beautifully wide plot, this much-loved family home has the character and charm you might expect for its age, combined with a spacious layout of generously proportioned rooms in a configuration allowing excellent flexibility of use. The property is entered at the centre of the plan with accommodation arranged longitudinally either side, and there are three lovely reception rooms on the ground floor, all with views of the garden through large, low-silled windows. The living room is double height, with a galleried landing above and a working fireplace, and there is a spacious dining room with parquet flooring beneath the carpet which leads through double doors to a further, delightful room which could serve as a reception space, playroom or study, as needed. The bright kitchen is located to the rear of the house with access through an original stable door, and this has space for informal dining, ample storage and an electric AGA. There is also a separate utility room, as well as two WC's, one of which is positioned beyond the main living room and adjacent to a ground floor bedroom. The charming layout of the property means that it has three separate staircases leading upstairs, where there are five further bedrooms, all overlooking the garden and each with their own character, with notable features including lofty ceilings, exposed timbers, a Juliet balcony and a window seat. There are two separate bathrooms on the first floor and two further rooms, one of which has a shower, and another which is currently in use as a bedroom, but which has access through to both ends of the property. The wide, south-facing garden is one of the most appealing features of the house, with a beautiful open aspect towards Verulamium Park and mature trees to the rear giving an excellent degree of privacy. There is a large lawn with a lovely apple tree and a pond to the side, as well as a paved seating area close to the property and a small brick Bothy to the boundary. The property has a garage which provides covered off-street parking for one vehicle, and there is further space behind this for another.

### Location

Fishpool Street is located in the Abbey Conservation Area and is considered to be one of St Albans' most desirable addresses with attractive housing stock showcasing a range of architectural styles. Its convenient location gives easy access to the extensive amenities in the city centre and is a short walk from St Michaels Village and Verulamium Park. A number of well-regarded schools are close by including St Albans Boys School, and St Albans City Station is just over a mile away, where there are fast rail links into central London.



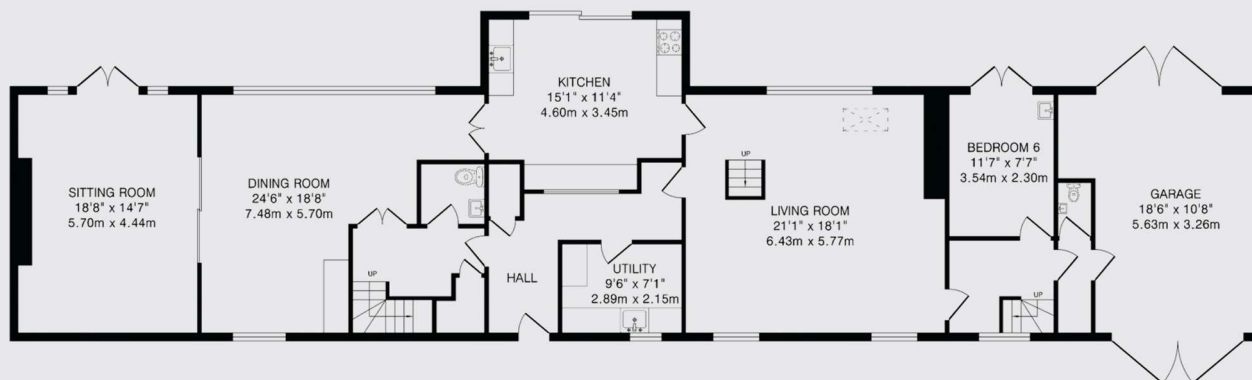








First Floor  
1755 sq.ft.(163.0 sq.m)approx.



Ground Floor  
1960 sq.ft.(182.1 sq.m)approx.

**TOTAL FLOOR AREA: 3715 sq.ft.(345.1 sq.m)approx.**  
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

#### IMPORTANT INFORMATION:

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