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FISHPOOL STREET  
ST ALBANS  
AL3 4RY

Price Guide £3,750,000

EPC Rating: Council Tax Band: H



# All The Ingredients Needed For A Fabulous Lifestyle

This is a Grade 2\* Period home located in St. Albans highly sought-after Conservation area. Fishpool Street is considered the "jewel in the crown" of the city. The property is conveniently located within walking distance of the high street and offers garaging and private courtyard parking for up to six cars. The front of the house showcases Tudor architecture, while the rear features Georgian design, and the side displays Victorian elements. Inside, you will find beautiful period panelling, cornicing, and fireplaces that reflect the different time periods. The property was featured in Period House magazine in 2004 following a full refurbishment. The previous owner of the house was Cecil Kennedy, a renowned flower painter who was hailed as the greatest living artist in his field. His impressive list of patrons included Queen Mary, the Duke of Windsor, and Lord Thompson. Kennedy's studio, where he painted, was located in the front bedroom of Manor Garden House, which faces north. The property boasts extensive rear gardens, including formal gardens, a vegetable garden with a greenhouse and shed, and the River Ver, a rare chalk stream where the owner has enjoyed catching good-sized brown trout. It was once The Angel Inn, a public house. In the Study, you will find a built-in Georgian corner unit with glass that has been etched with names dating back to 1779. It is rumoured that King Charles II stayed overnight at this house during his travels from London. St Albans is a historic city located in Hertfordshire, England and known for its rich history, dating back to Roman times when it was known as Verulamium. The city is home to a considerable amount of notable landmarks and attractions, including the magnificent St Albans Cathedral, which is one of the oldest and most impressive cathedrals in the country. The charming city center features a mix of medieval and Georgian architecture, with cobbled streets, traditional pubs and Independent schooling.



Main area: Approx. 296.2 sq. metres (3187.8 sq. feet)  
Plus garage, approx. 34.5 sq. metres (371.6 sq. feet)

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

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.

# Perfect Fusion of Location And Way of Living



## Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

## Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



## Specialists in Bespoke Properties

- Chain Free
- 5 Double Bedrooms
- Backing Onto The River Ver
- Double Garage
- Fishpool Street
- Character Features
- Gated Parking
- Grade 2\* Period Home

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

