



196 Fishpool Street, St. Albans, Hertfordshire AL3 4SB

Guide price £1,675,000 Freehold



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ESTATE AGENTS

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Forming part of the original early 18th century Black Lion Pub, this attractive period residence is located on the picturesque Fishpool Street, on the fringes of St Michael's Village. Rich in charm and character, the property is arranged over three spacious floors and includes the rare benefit of secure off-street parking to the rear.

A part-glazed front door opens into a welcoming entrance hall, with windows and a door leading into the impressive lounge/sitting room with three front-facing sash windows, a features fireplace and exposed ceiling beams that enhance its period appeal.

The kitchen/dining room forms the heart of the home, benefiting from a vaulted roof atrium, additional windows, and double doors opening onto the garden. The well-appointed kitchen includes a range of quality units with worktops and integrated appliances. A door leads to an inner lobby providing access to a convenient cloakroom/WC and a utility room with units, a sink and recesses for appliances.

Upstairs, the first-floor landing includes a useful storage cupboard and stairs rising to the second floor. The principal bedroom is a superbly proportioned room with two sash windows and a high-quality en-suite shower room. A second generous double bedroom also enjoys its own en-suite bathroom. The second floor comprises two further bedrooms, each with their own en-suite facilities.

Outside, the charming rear garden offers a tranquil and beautifully landscaped space, ideal for relaxing or entertaining. It includes a generous patio, a lawned area, and a variety of plants, hedges, and flowers. A secure gate provides access to private off-street parking for two cars, accessed via Branch Road.

The property is perfectly positioned close to excellent local schools, historic pubs, and the open spaces of Verulamium Park and its lakes. It offers an exceptional blend of historic character and modern comfort in one of St Albans' most desirable locations.





ACCOMMODATION

Entrance Hall

Lounge/Sitting Room

30'1 x 18'1 (9.17m x 5.51m)

Kitchen/Dining Room

30'11 (max) x 13'4 (9.42m (max) x 4.06m)

Utility

9'5 x 5'10 (2.87m x 1.78m)

W.C.

FIRST FLOOR

Landing

Bedroom

17'2 x 11'10 (5.23m x 3.61m)

En-Suite

Bedroom

12'10 x 10'0 (3.91m x 3.05m)

En-Suite

SECOND FLOOR

Bedroom

15'0 x 14'7 (4.57m x 4.45m)

En-Suite

Bedroom

14'0 x 10'11 (max) (4.27m x 3.33m (max))

En-Suite

OUTSIDE

Rear Garden

Storage

10'0 x 5'10 (3.05m x 1.78m)

Residents Private Parking

Floor Plan

