

## **196 Fishpool Street**

#### St. Albans, Hertfordshire AL3 4SB

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 ensuite 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 offstreet 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 Area Map



Total area: approx. 195.5 sq. metres (2104.4 sq. feet)

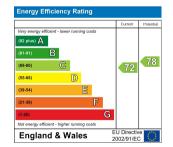
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO Plan produced using PlanUp.□

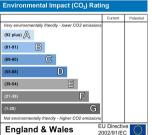
### **Viewing**

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

# A5783 A5183 Folly Ln Victoria Playing Field Verulamium Museum Verulamium Park Coogle Map data @2025

#### **Energy Efficiency Graph**





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