



## Key Features

- ✓ Stunning barn conversion
- ✓ Two storey double garage
- ✓ South facing garden
- ✓ Pretty courtyard setting
- ✓ Freehold
- ✓ EPC rating F



Potters Crouch Farm

£800,000



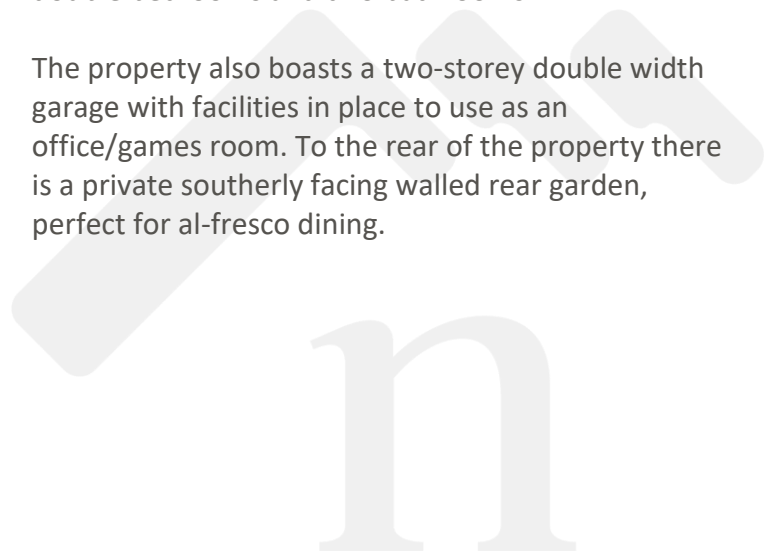


A simply stunning Grade II listed converted barn occupying an enviable position within a pretty courtyard, surrounded by glorious open countryside. The property is only 3 miles from the centre of St Albans and offers excellent motorway connections with both the M1 & M25 just a short drive away.

The property offers a wealth of character and charm and is part of a very attractive courtyard setting which includes the original farmhouse and one other timber barn conversion.

Starting with the ground floor, the property itself is briefly comprised of a welcoming entrance hall, fitted kitchen, cloakroom, utility room and two large reception rooms (The sitting room has a beautiful working fireplace). Moving upstairs there are two double bedrooms and two bathrooms.

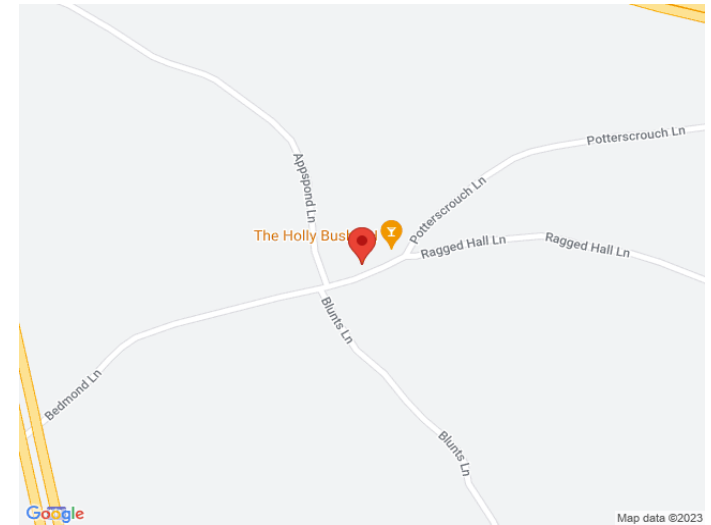
The property also boasts a two-storey double width garage with facilities in place to use as an office/games room. To the rear of the property there is a private southerly facing walled rear garden, perfect for al-fresco dining.







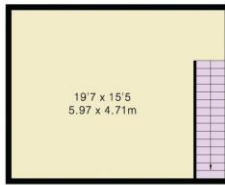




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Garage Ground Floor



Garage First Floor

Approximate Gross Internal Area 2125 sq ft – 197 sq m  
 Ground Floor Area 906 sq ft – 84 sq m  
 First Floor Area 613 sq ft – 57 sq m  
 Garage Ground Floor Area 303 sq ft – 28 sq m  
 Garage First Floor Area 303 sq ft – 28 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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