



 4 Bedrooms

 2 Bath/Shower Room + WC

 3 Reception Rooms

 Off Street

 Private Garden with Outbuilding

 EPC Band N/A

Council Tax
Band F- £3,223.28 2024/25
Local Authority
Dacorum

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High Street, Markyate, St. Albans, AL3
Offers in excess of £700,000 Freehold

High Street, Markyate, St. Albans, AL3

Stunning Grade II listed former public house, lovingly converted into a four-bedroom family home and bursting with charm and character.

Description

This delightful period home, dating back to 1850, offers spacious and beautifully presented accommodation over three floors. The property has many character features throughout.

A quarry-tiled hallway gives access to a large sitting room and separate snug both with original etched windows, period fireplaces, original wood flooring and cast-iron radiators. A study off the sitting room boasts back-lit built-in shelving, wooden floorboards and a period fireplace. The modern kitchen/diner feels very much the heart of the home and is fully fitted with a stylish range of cream units complemented by granite work surfaces. In addition, a separate guest cloakroom is situated off an inner hallway, which gives access to the garden.

On the first floor there are three impressive double bedrooms, two of which are dual aspect, with original sash windows and secondary glazing. All have period fireplaces, wooden floorboards and high ceilings. These bedrooms are served by a luxuriously fitted modern bathroom with twin basins, a large bath, separate wet-room style shower and plenty of storage. On the second floor is a wonderful master suite with countryside views, walk-in wardrobe, cast iron radiators, eaves storage, and a beautifully appointed shower room.

Outside to the rear, there is a raised deck and private hard landscaped garden. A wonderful feature is the detached brick-built outbuilding which is currently used as an entertaining space, but could be used as a home office or garage if preferred. Double gates lead out to the High Street. A large cellar is accessed from outside and is currently used for storage. Planning permission was previously granted to convert the cellar into a habitable room and integrate it into the rest of the house via a spiral staircase from the study.

Location

Located at the north end of the High Street in Markyate, a picturesque village in Hertfordshire, which has a primary school, bakery, convenience store with Post Office, pharmacy, restaurants and three pubs.

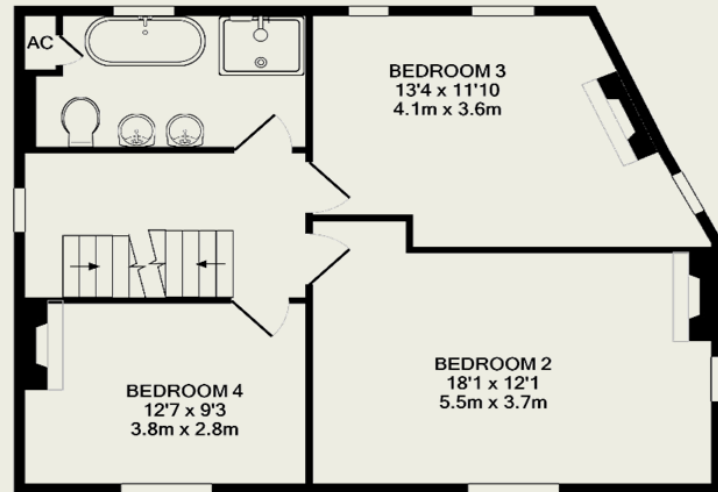
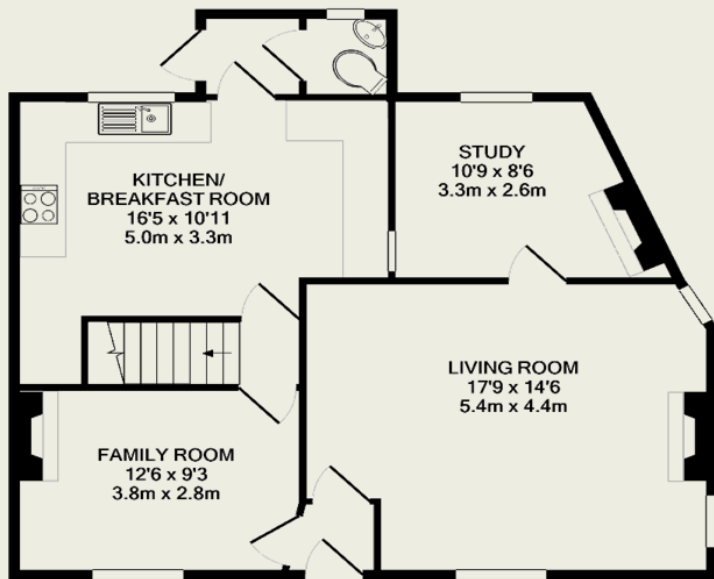
Conveniently located for the M1 and M25 motorways as well as London Luton Airport, and with easy access to efficient rail links at nearby Luton Airport Parkway, Harpenden and St. Albans. Markyate is also within the catchment area for Harpenden's excellent schools.



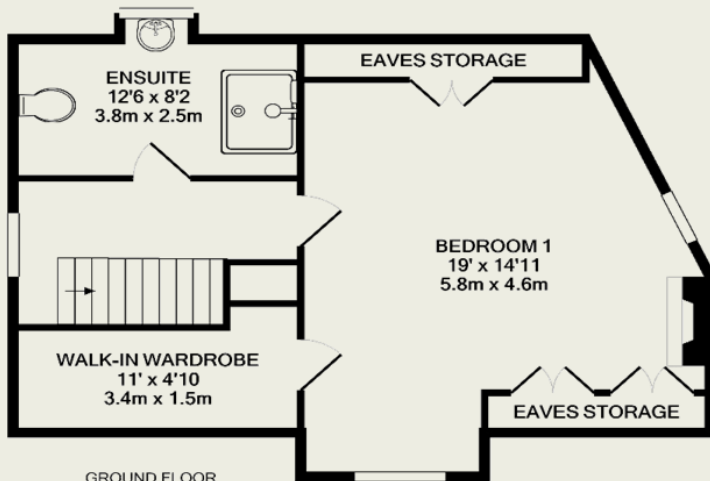


Important Information

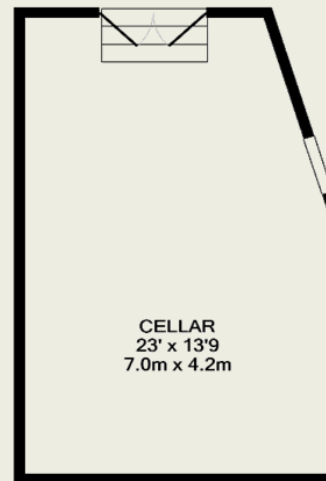
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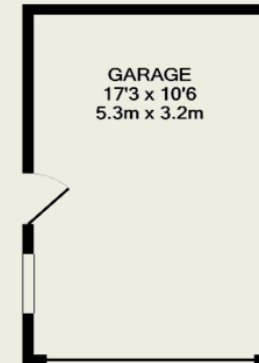
1ST FLOOR
APPROX. FLOOR
AREA 679 SQ.FT.
(63.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 896 SQ.FT.
(83.3 SQ.M.)



CELLAR
APPROX. FLOOR
AREA 301 SQ.FT.
(27.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 578 SQ.FT.
(53.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2453 SQ.FT. (227.9 SQ.M.)

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.