











Cooters End Lane, Harpenden, AL5

 5 Bedrooms  3 Bath/Shower Rooms  3 Reception Rooms  Garage  Private Garden

 EPC Band C  Council Band: G – £3,904.28 25/26  St Albans District Council

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Cooters End Lane, Harpenden, AL5

A delightful rural five bedroom family conversion of an Edwardian machine barn, boasting high ceilings throughout and is set in beautiful countryside only a few minutes drive from central Harpenden.

- ☛ Rarely to the market converted Edwardian barn
- ☛ 5 Bedroom family home
- ☛ Idyllic rural location
- ☛ Superb garden with rural views
- ☛ 3 Reception rooms
- ☛ Luxury kitchen, utility and pantry
- ☛ Double garage

Description

The property is accessed via electric security gate leading to a gravel driveway to the parking and garages. The front garden is well stocked and a path leads to the front door and entrance hallway with return staircase cloakroom and store leading to the superb living room that has a stunning outlook over the rear gardens and fields and woodland beyond, via bespoke double picture windows and double doors taking full advantage of the views out over the garden. There is also a corner woodburner for winter months, making the room light and comfortable. The study overlooks the front gardens and also has distant views. The dining area and snug are partially open plan to the fully fitted kitchen making this space ideal for entertaining, with high quality shaker style units and worktops with integrated white goods and slate tiled floor. There is a traditional walk in pantry and a utility room completing the ground floor. Upstairs the landing with large storage airing cupboard, leads to the principal bedroom suite that has a vaulted ceiling and matching doors with crescent half light and matching picture windows, where the room is dominated by the fabulous elevated views over the rolling Hertfordshire valley and woodlands on the edge of Harpenden. There is a Juliette glazed balcony and a raised freestanding claw-foot bath for leisurely bathing enjoying the views. A walk in wardrobe and a full ensuite shower room makes this a most desirable space. The guest bedroom also has an ensuite bathroom and three further bedrooms with rural outlook and a family bathroom are all highly usable rooms.



Outside the house is bounded on two sides by well stocked landscaped gardens with an incredible backdrop onto farmland and forestry. Laid to lawn in the main there is a large Indian stone patio area and block pathway winding around to an articulated circular summer house which can be oriented through 360 degrees to take full advantage of the sun and views. Borders have been planted with a multitude of mature shrubs and bushes as well as indigenous flowers and grasses to give the feeling of a natural English meadow and softening the borders to integrate the garden into the landscape. The garden is very sunny and has a southerly aspect.

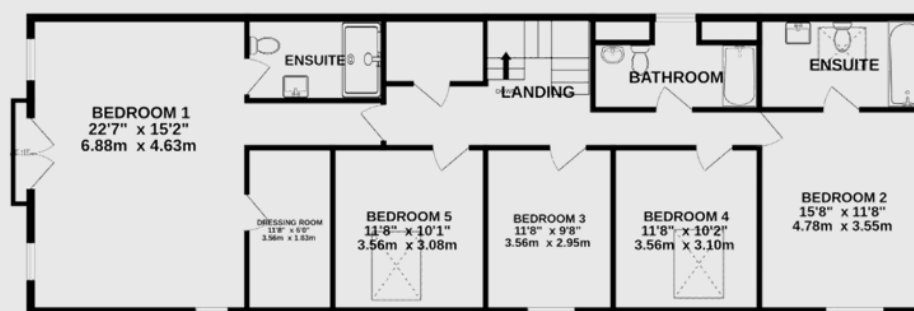
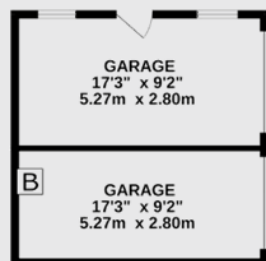
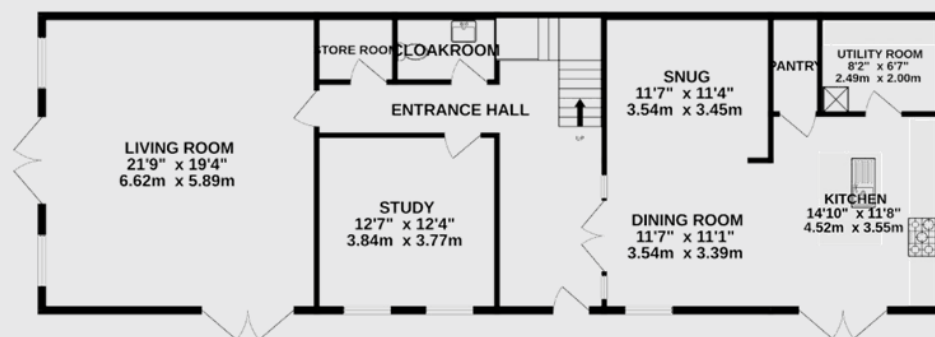
Location

Cooters End Lane is a quiet rural lane on the northern outskirts of Harpenden and in catchment of both Wood End and Roundwood schools which are both highly regarded. The house is approximately 1 mile from Harpenden town centre and rail station (St Pancras 25 minutes) as well as junctions 9 and 10 of the M1 with access by car to London. and the north









TOTAL FLOOR AREA : 2842 sq.ft. (264.0 sq.m.) approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

IMPORTANT INFORMATION:

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