

# WB Auctions



10 High Street, Flamstead  
St Albans, Hertfordshire AL3 8BS

WeldonBeesly



## 10 High Street, Flamstead, St Albans, Hertfordshire AL3 8BS

A terraced 3-bedroom cottage in a desirable village, featuring a landscaped, south-facing courtyard garden. This property offers comfort and convenience in a central village location. Flamstead is approximately 0.8 miles west of J9 of the M1 and a short distance from St Albans and Harpenden. The property has rear views towards St Leonard's Churchyard.

**AUCTION DATE: THURSDAY 19<sup>TH</sup> JUNE 2025 AT 12 PM**

### Important Notice

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Weldon Beesly's online auction page-  
<https://weldonbeesly.com/online-auctions/>

### Conditions of Sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal documents section of the Weldon Beesly online auction page. Each purchaser shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

**Guide Price: £425,000**

### Fees

The winning buyer must pay £5,000 automatically at the end of the auction of which: £3,960 (including VAT) is a buyer fee and £1,040 is a deposit contribution.

### Services

We understand that mains water, gas and electricity are connected to the property, but buyers should make their own enquiries.

### Tenure and possession

The property is to be sold freehold with vacant possession.

### Easements, Covenants and Rights of Way

The property is sold subject to all existing wayleaves, easements, public or private rights of way, covenants and restrictions, whether stated in these particulars or not. There is a right of way over the rear garden for the benefit of 12 High Street, Flamstead.





## **GROUND FLOOR**

### **Entrance Hall**

With traditional solid wood entrance door, there are two doors leading to the sitting room and kitchen/dining room.

### **Sitting Room**

A spacious room with dual aspect including patio doors overlooking the landscaped garden. With Inglenook fireplace and wood-burning stove, this room includes further character features including a hidden staircase leading to the Master bedroom.

### **Kitchen/Dining Room**

This room is a key feature of the property with a window overlooking the High

Street. There are a generous range of wall and base units sourced from original ship-timber and flagstone flooring continues throughout. Plumbing for white goods is in place, with space for integrated appliances.

### **Utility**

The historical ship-timber style continues through to the utility with a number of wall units housing the boiler and offering storage. There is a door leading to the bathroom and a part-glazed external door leading to the garden.

### **Bathroom**

A 3-piece white suite with corner bath, wash-hand basin and W.C.



## UPSTAIRS

### Landing

Loft access, exposed ceiling and wall timbers, and a single aspect window to the front. This space offers convenient built-in storage cupboards and shelving.

### Master Bedroom

This room features many heritage elements, including exposed timbers, a chimney breast, and dual aspect views. Also with loft access and ensuite.

### Ensuite Shower Room

With a single aspect window overlooking High Street, this room comprises a shower cubicle, wash-hand basin and W.C.

### Bedroom Two

With a window overlooking the High Street, this room has built in cupboards and comfortably serves as a double bedroom.

### Bedroom Three

A compact room with views of the garden and churchyard beyond, suitable as a single bedroom or office space.

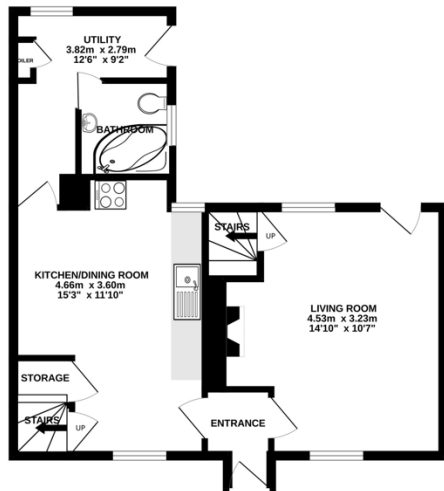
## OUTSIDE

Attractive landscaped courtyard garden to the rear, with a variety of shrubs and flowering plants. A part-timber-shed-part-greenhouse is located at the southeast corner. A covered walkway runs along the side elevation leading onto the High Street. Mature flower beds lie to the front, enclosed with a wooden fence.

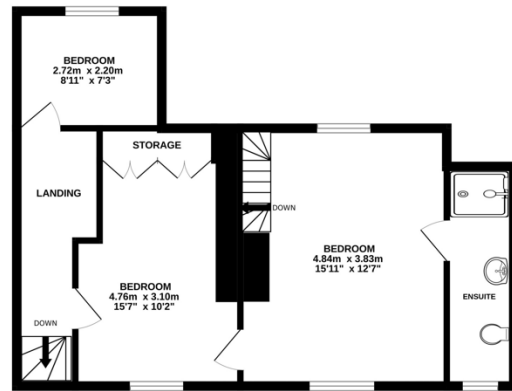




GROUND FLOOR  
47.8 sq.m. (515 sq.ft.) approx.

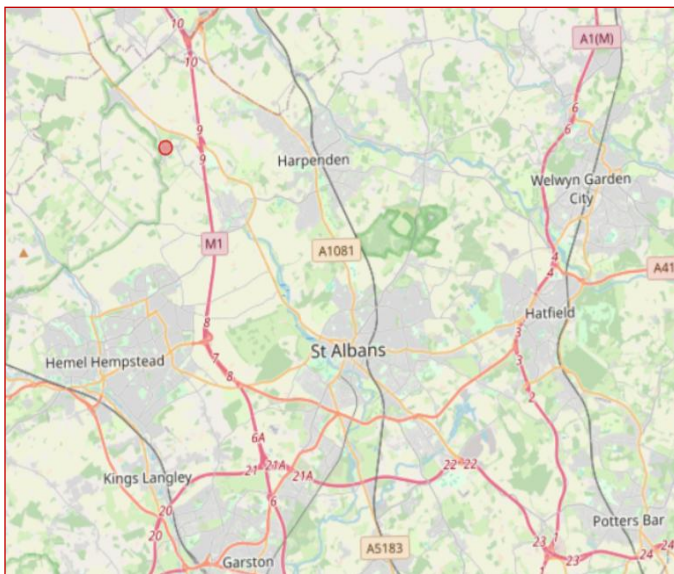


1ST FLOOR  
50.9 sq.m. (548 sq.ft.) approx.



TOTAL FLOOR AREA: 99.0 sq.m. (1066 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

## IMPORTANT NOTICE

Weldon Beesly, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of face. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Weldon Beesly have not tested any services, equipment or facilities. Purchaser(s) must satisfy themselves by inspection or otherwise. 3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the Purchaser(s) is/are responsible for making their own enquiries in this regard. 4. Particulars of sale prepared in May 2025 and photographs taken in April 2025. 5. If there is any point you need clarification on, please contact the office in the first instance to avoid a wasted journey to the property.

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