











Heath Cottage Marshalls Heath Lane

St. Albans, AL4 8HS

Beautifully presented spacious family home with large open plan Kitchen/Family room set in 6.5 acres. Swimming pool located in stunning Orangery. Full equestrian facilities including 5 stables and paddocks. Three other outbuildings and Basement gymnasium. Set in a rural location but close to Harpenden and Wheathampstead.

# Heath Cottage Marshalls Heath Lane St. Albans, AL4 8HS



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- Fabulous Family Home circa 3000 sq ft
- Set in 6.5 acres
- Gymnasium

- Full Equestrian Facilities
- Backing onto Farmland
- Short drive to Wheathampstead and Harpenden
- Swimming Pool set within beautiful Orangery
- Rural location

#### **Entrance Hall**

## Study

12'0" x 11'10" (3.66m x 3.63m)

## **Drawing Room**

21'3" x 20'2" (6.50m x 6.15m)

## Kitchen/Breakfast/Family Room

19'10" x 27'7" (6.06m x 8.43m)

**Utility Room** 

#### Cloakroom

## Dining Room

16'10" x 16'0" (5.15m x 4.90m)

## Bedroom One

27'7" x 19'1" (8.43m x 5.84m)

Bedroom Two

11'3" x 16'4" (3.43m x 4.98m)

**En-Suite Shower Room** 

Bedroom Three

12'0" x 12'0" (3.66m x 3.66m)

**En-Suite Bathroom** 

Bedroom Four

8'5" x 15'8" (2.57m x 4.80m)

Bedroom Five

8'2" x 11'10" (2.51m x 3.63m)

Family Bathroom

**En-Suite Bathroom** 



**Directions** 







#### **Outbuildings** Approx. 406.4 sq. metres (4374.0 sq. feet) Stable Stable Stable Stable 3.40m x 4.04m (11'2" x 13'3") 3.40m x 4.04m (11'2" x 13'3") 5.26m x 3.38m (17'3" x 11'1") Basement Gymnasium Workshop 6.73m (22'1") x 4.93m (16'2") ma 5.23m (17'2") max x 4.60m (15'1") Stable 1.04m x 3.40m (13'3" x 11'2") Garden Pool Store 5.23m x 4.60m (17'2" x 15'1") 20.76m x 8.79m (68'1" x 28'10") Tack Room .06m (13'4") ma x 3.38m (11'1") Tractor Shed 5.23m x 4.60m (17'2" x 15'1") Feed Hay **Garage** 5.20m x 6.10m (17'1" x 20') Barn Changing Room 3.94m x 3.20m (12'11" x 10'6") 5.26m x 4.62m (17'3" x 15'2") Kitchen

Plan produced using PlanUp

Total area: approx. 406.4 sq. metres (4374.0 sq. feet)
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

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