



Cooters End Lane

Harpenden, AL5 3NR

A rare opportunity to acquire a rural property with gated access and plenty of character within easy access of Harpenden schools and the station. In good order throughout there is also a separate building with a gym and a den. Surrounded by countryside with stunning views, it has a private garden, ample parking plus a beautiful second garden of a third of an acre with the gym. .

Guide price £1,950,000

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- Rural property surrounded by countryside
- Gated access
- Private garden next to the house
- Over 2500 sq ft plus Gym, Den and Garage
- Stunning views,
- Second garden of a third of an acre
- In good order throughout
- Ample parking
- Easy access of Harpenden schools and the station

Reception Hall

22'2" x 10'4" (6.76m x 3.15m)

Living Room

20'2" c 17'8" (6.15m c 5.40m)

Dining / Family Room

17'8" x 15'6" (5.40m x 4.74m)

Kitchen

14'10" x 11'7" (4.53m x 3.54m)

Utility Room

10'7" x 5'2" (3.25m x 1.60m)

Cloakroom

Bedroom One

18'10" x 18'0" (5.76m x 5.50m)

En-Suite Shower

Bedroom Two

14'1" x 12'1" (4.31m x 3.69m)

En-Suite Shower

Bedroom Three

12'8" x 11'1" (3.88m x 3.40m)

Bedroom Four

17'10" x 8'5" (5.45m x 2.58m)

Bedroom Five

12'6" x 8'9" (3.83m x 2.67m)

Separate Gym

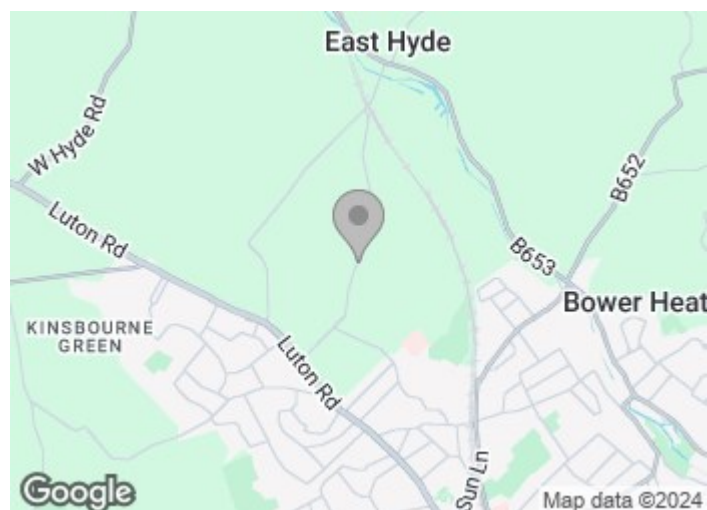
47'5" x 18'10" (14.47m x 5.76m)

Workshop

19'0" x 18'10" (5.80m x 5.76m)

Garage

16'10" x 16'1" (5.14m x 4.92m)





Floor Plan

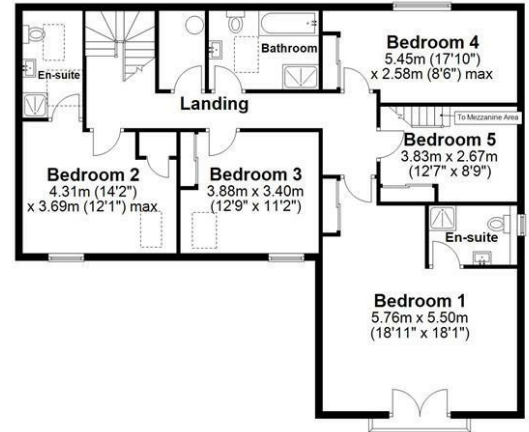
Ground Floor

Main area: approx. 117.5 sq. metres (1264.5 sq. feet)
 Plus gym/workshop, approx. 117.3 sq. metres (1262.7 sq. feet)
 Plus garage, approx. 25.3 sq. metres (272.3 sq. feet)



First Floor

Approx. 118.3 sq. metres (1273.8 sq. feet)



Main area: Approx. 235.8 sq. metres (2538.3 sq. feet)
 Plus gym/workshop, approx. 117.3 sq. metres (1262.7 sq. feet)
 Plus garage, approx. 25.3 sq. metres (272.3 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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