











# Cooters End Barns Harpenden, AL<sub>5</sub> 3NR

A rare opportunity to acquire a gated, rural property with plenty of character within easy access of Harpenden schools and the station. This spacious family home has been renovated to a high stand by the current owners with unusually high ceilings giving a very light feel. Surrounded by countryside with stunning views, with a beautiful, mature, well stocked south east facing garden, ample parking and a detached double garage. \*\*CHAIN FREE\*\*

**Guide price £1,950,000** 

# **Cooters End Barns**

## Harpenden, AL5 3NR



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- · Rural property surrounded by countryside
- · Stunning views
- · Detached double garage
- · Council Tax band G

- · Cira 2,800 sq ft
- Well stocked South East facing country garden
- In excellent order throughout with fabulous ceiling heights
- · Gated access
- · Ample parking
- Easy access of Harpenden schools and the station

### **Entrance Hall**

### Kitchen

14'9" x 11'7" (4.52 x 3.55)

**Utility room** 

### **Pantry**

### **Dining Area**

11'7" x 11'1" (3.54 x 3.39)

### Snug

11'7" x 11'3" (3.54 x 3.45)

Cloakroom

Store Room

### Study

12'7" x 12'4" (3.84 x 3.77)

### Living Room

21'8" x 19'3" (6.62 x 5.89)

### Bedroom One

22'6" x 15'2" (6.88 x 4.63)

### **Dressing Room**

11'8" x 6'0" (3.56 x 1.83)

**En-suite Shower Room** 

### Bedroom Two

15'8" x 11'7" (4.78 x 3.55)

**En-suite Bathroom** 

### Bedroom Three

11'8" x 9'8" (3.56 x 2.95)

### **Bedroom Four**

11'8" x 10'2" (3.56 x 3.10)

### **Bedroom Five**

11'8" x 10'1" (3.56 x 3.08)

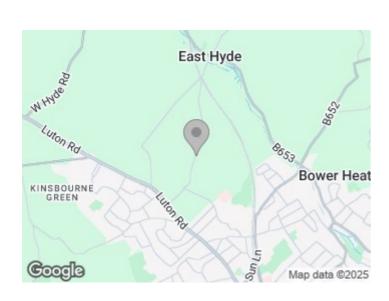
Family Bathroom

### Garage

17'3" x 9'2" (5.27 x 2.8)

### Garage

17'3" x 7'10" (5.27 x 2.4)



















# Ground Floor Main area: approx. 129.2 sq. metres (1391.2 sq. feet) Plus garges, segrous. 279 sq. metres (2005 sq. feet) Store Room 6.62m x 5.89m (219" x 194") Study 3.84m x 3.77m (127" x 12'4") Garage 5.27m x 2.80m (17'3" x 92") Garage 5.27m x 2.40m (17'3" x 7'11")

First Floor
Approx. 134.8 sq. metres (1450.6 sq. feet)



Main area: Approx. 264.0 sq. metres (2841.8 sq. feet)
Plus garages. approx. 27.9 sq. metres (300.5 sq. feet)

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

Plan produced using PlanUp.

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