



High Street

Flamstead, AL3 8BT

A beautiful Grade II Listed cottage which sits on a south facing corner plot, in the centre of this charming village. With many period features - plus a Wine Cellar - the house has been fully renovated by our clients, in recent years. Plenty of off-street parking, including car port and garage store. Within easy reach of both Harpenden and St Albans. *CHAIN FREE*

Guide price £875,000

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- Grade II Listed
- Wine Cellar
- Within easy reach of Harpenden & St Albans
- Circa 1,400 sq ft
- South facing plot
- Chain Free
- Open plan Kitchen / Dining Room
- Carport & off-street parking

Living Room

14'6" x 13'4" (4.43 x 4.08)

Dining Room

16'10" (max) x 9'10" (5.14 (max) x 3.02) x 10'7" x 5'10" (3.25 x 1.80)

Kitchen / Breakfast Room

14'11" x 12'2" (4.56 x 3.73)

Cloakroom

Wine Cellar

11'3" x 6'5" (3.45 x 1.96)

Bedroom One

14'6" x 13'3" (4.43 x 4.04)

En-suite Shower Room

Bedroom Two

12'4" x 7'10" (3.78 x 2.39)

Bedroom Three

8'8" x 6'10" (2.65 x 2.10)

Bedroom Four

Family Bathroom

Carport

15'4" x 9'9" (4.68 x 2.98)

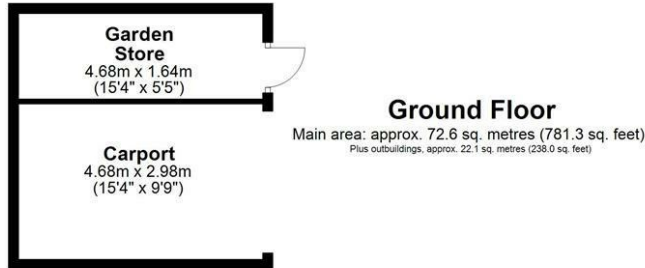
Garden Store

15'4" x 5'4" (4.68 x 1.64)





Floor Plan



Main area: Approx. 129.3 sq. metres (1392.0 sq. feet)

Plus outbuildings, approx. 22.1 sq. metres (238.0 sq. feet)

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

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC