



DAVID CHADWICK  
ST ALBANS

The Brickyard  
Verulam Road  
St Albans



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St Albans AL3 4DG

A unique detached period residence

### Summary

Storm porch | Entrance lobby  
Reception hall | Home office  
Open plan sitting/dining room  
Open plan kitchen/breakfast/living room  
Cloak room | Boot room  
Independent guest suite/bedroom 5  
Four further double bedrooms  
Four bath/shower rooms (3 en-suite)  
Rear garden | Walled courtyard  
Garden store  
Driveway parking for two cars



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## The Property

The Brickyard is a unique, detached period residence with five bedrooms, four bath/shower rooms and generous open plan living accommodation.

Situated in a prime old conservation area location with the advantage of off-street parking to a drive, a southwest facing rear garden, a further walled courtyard, the accommodation offers beautifully refurbished, spacious and flexible living and bedroom accommodation over two floors.

Of particular note to the ground floor is a spectacular open plan living space that includes a kitchen breakfast room specified to an exacting standard with an over sized feature island, integrated appliances, breakfast bar and glazed feature lanterns over, flooding the space with natural light.

To one side is a cosy snug with a feature fireplace, while at the other end of this generous space is the principal, and more formal sitting room and dining area, easily accommodating a dining table and chairs for twelve.

Again, this combined space is flooded with natural light and enjoys full height glazing, dual aspect, to both the front and rear elevations, where bi-fold doors lead to the south-west facing garden at the rear and the walled courtyard at the front.

At the front of the house is a welcoming reception hall leading to the main accommodation as described above, as well as a separate home office, with double doors from the hall, a bay window with stained glass, and a fireplace, it could also be used as a further reception space.

In addition, on the other side of the reception hall, also with double doors, is a suite comprising a double bedroom, sitting area and an ensuite bathroom with a separate shower. It benefits from French doors to the courtyard as well as independent access from the front of the house.

Upstairs to the first floor are three of the five bedrooms, all doubles, one is currently used as a dressing room and has an ensuite shower room, while the principal bedroom is also ensuite to a spacious bathroom, featuring a separate shower as well as a free-standing bath.

## Guest Annexe

Offering flexibility for use in any number of ways is a ground floor guest suite with a bedroom, sitting area and ensuite bath & shower room.

Like the other ground floor suite, it has an independent entrance, this time from the side of the house, as well as French doors onto the rear garden.

It can be accessed internally via a courtesy door from the main house and would therefore lend itself well for use as a home office, and by virtue of its independent access and degree of separation, for those receiving clients at home, or as a den for teenagers, a home gym, games room or as accommodation for those requiring easy access single level living.

## Outside

Outside, a characterful, red and charcoal brick-built façade hints at a varied history, once thought to have been a terrace of four workers' cottages, and then a public house, it now presents as an exciting, unique single dwelling.

Extending across a wide plot the house itself, which is detached, features two large single storey bays and an off-set focal storm porch over a wide front entrance. Paved areas to either side of the storm porch provide space for feature planting. There is a secondary entrance to one side of the frontage, an adjacent gate provides access to a walled courtyard garden, while on the other side a wide drive provides off street parking for two cars, while also providing gated access to the rear of the property and an area providing concealed bin storage.

To the rear of the house is a wide southwest facing garden, with views to the Abbey in the middle distance. It provides secluded outside space that has been laid mainly to artificial lawn with a generous paved terrace and areas of planting. It makes the ideal space for al-fresco dining and entertaining. There are wide bi-fold doors from the principal living space and further French doors lead from the guest suite. A garden store completes the picture to the rear.

To the front of the house is a separate walled courtyard garden, also accessed via bi-fold doors from the principal living space, as well as French doors from the bedroom/reception suite at the front of the house. Again, low maintenance in design, it is laid mainly to paving with a pergola providing shelter and presents another outside space ideal for alfresco dining and entertaining. A gate to one side provides pedestrian access to Verulam Road at the front.

## Location

Situated in the heart of the old conservation area close to the Abbey, Verulamium Park & Lakes and within easy reach of the of the city centre, both stations, highly regarded schools, and extensive local amenities.

## General

Tenure – Freehold

Services – Gas, electricity, water, and mains drainage

EPC rating – C

Council tax band – G £3,947.26 p.a.

**APPROX. GROSS INTERNAL FLOOR AREA 3,431.10 SQ FT / 318.76 SQ M**  
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