



Slowmans, Park Street Lane, Park Street - AL2 2AX

# Slowmans, Park Street Lane

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Park Street Lane, AL2. A Rare Country Residence of Distinction

Set discreetly behind electric gates and enveloped within approximately 0.32 acres of private, mature grounds, Park Street Lane is an exceptional Grade II listed country residence offering in excess of 2,800 sq ft of beautifully balanced accommodation. Rarely do homes of this calibre and provenance come to the market, particularly within this highly sought-after St Albans enclave. Rich in architectural heritage, the property combines a seventeenth-century core, believed to date from the reign of Charles II circa 1670–1680, with a documented Georgian extension completed in 1759, firmly establishing its Georgian pedigree. The home today presents an elegant blend of historic character and timeless country living, with a wealth of original features including exposed timber beams, impressive inglenook fireplaces, and beautifully preserved period detailing throughout. Arranged over three floors, the accommodation balances refined proportions with an effortless natural flow, creating a residence equally suited to sophisticated entertaining and modern family life. Upon entry, a light-filled reception hall immediately conveys a sense of scale and character. The principal living room enjoys picturesque views across the surrounding grounds, with direct access to the gardens and a striking inglenook fireplace fitted with a contemporary gas fire, providing a superb focal point for both formal and informal living. The separate dining room continues the home's warm and historic atmosphere, centred around a second inglenook fireplace with log burner, complemented by dual-aspect windows and a charming connecting staircase leading to an additional first-floor bedroom, ideal for guest accommodation or multi-generational living. The kitchen, with adjoining utility area, has been designed to embrace both practicality and sociable day-to-day living, with direct access onto the rear gardens. A dedicated study and cloakroom complete the ground floor accommodation. The first floor hosts three well-proportioned bedrooms, a family bathroom, and an additional room ideally suited as a dressing room or with potential for conversion into a further bathroom, subject to the necessary consents. The second floor, once believed to have formed part of the original servant's quarters, now offers excellent versatility as a self-contained suite, comprising two further rooms and a bathroom, ideal for older children, guests, or independent living arrangements. Externally, the property is surrounded by beautifully established gardens that wrap gracefully around the house, creating a peaceful and private setting with significant scope for further landscaping or enhancement. A charming greenhouse provides an attractive addition to the grounds, perfectly suited for keen gardeners and those seeking to enjoy the tranquil outdoor setting, while a traditional granary adds both practical storage and further character to the property. Secure off-street parking behind electric gates completes the exterior offering.

Offered to the market for the first time in over two decades, Park Street Lane represents a rare opportunity to acquire a significant piece of **St Albans' architectural heritage**. Combining Georgian elegance, substantial accommodation, and a discreet village setting, this is a home of genuine distinction and long-term value.







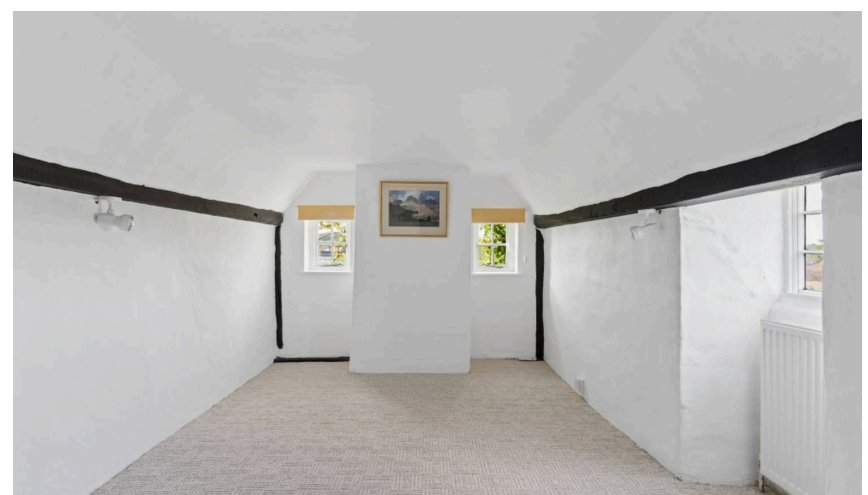
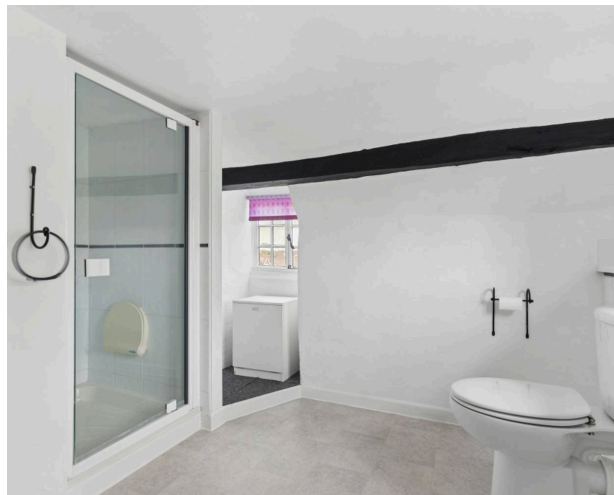
## Slowmans, Park Street Lane

Park Street, St. Albans

- Grade II listed residence in sought-after St Albans, with a c.1670–1680 Charles II-era core and a documented 1759 Georgian extension
- Over 2,800 sq ft of elegant and versatile accommodation arranged across three floors
- Set within approximately 0.32 acres of private, mature grounds behind electric gates
- Rich in period character, including exposed beams and two impressive inglenook fireplaces
- Beautifully proportioned principal living room with garden views and feature fireplace
- Flexible layout with four bedrooms plus additional rooms ideal for dressing room, study or bathroom
- Unique second floor offering a self-contained suite with two rooms and bathroom, ideal for guests or multi-generational living
- Generous kitchen with utility space and direct access to landscaped rear gardens
- Attractive grounds wrapping around the property with granary storage and excellent potential for landscaping
- Rarely available opportunity, offered for the first time in over 20 years in a prestigious village setting



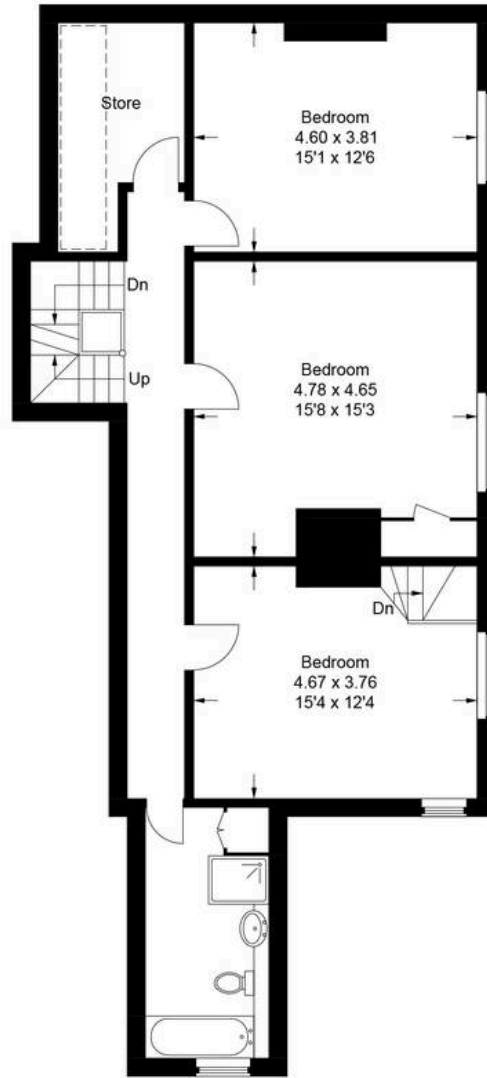




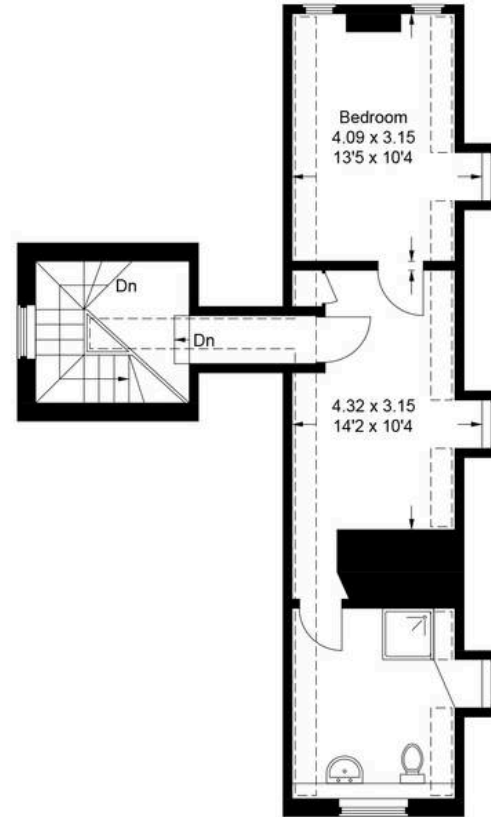
Approximate Gross Internal Area  
 Ground Floor = 113.2 sq m / 1,218 sq ft  
 First Floor = 91.6 sq m / 986 sq ft  
 Second Floor = 43.5 sq m / 468 sq ft  
 Granary = 16.0 sq m / 172 sq ft  
 Total = 264.3 sq m / 2,844 sq ft



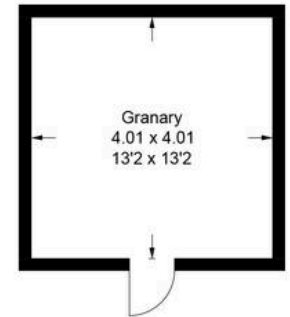
**Ground Floor**




**First Floor**



**Second Floor**



(Not Shown In Actual Location / Orientation)

 = Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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