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Cassidy & Tate
Your Local Experts

Award Winning Agency

TOLLGATE ROAD

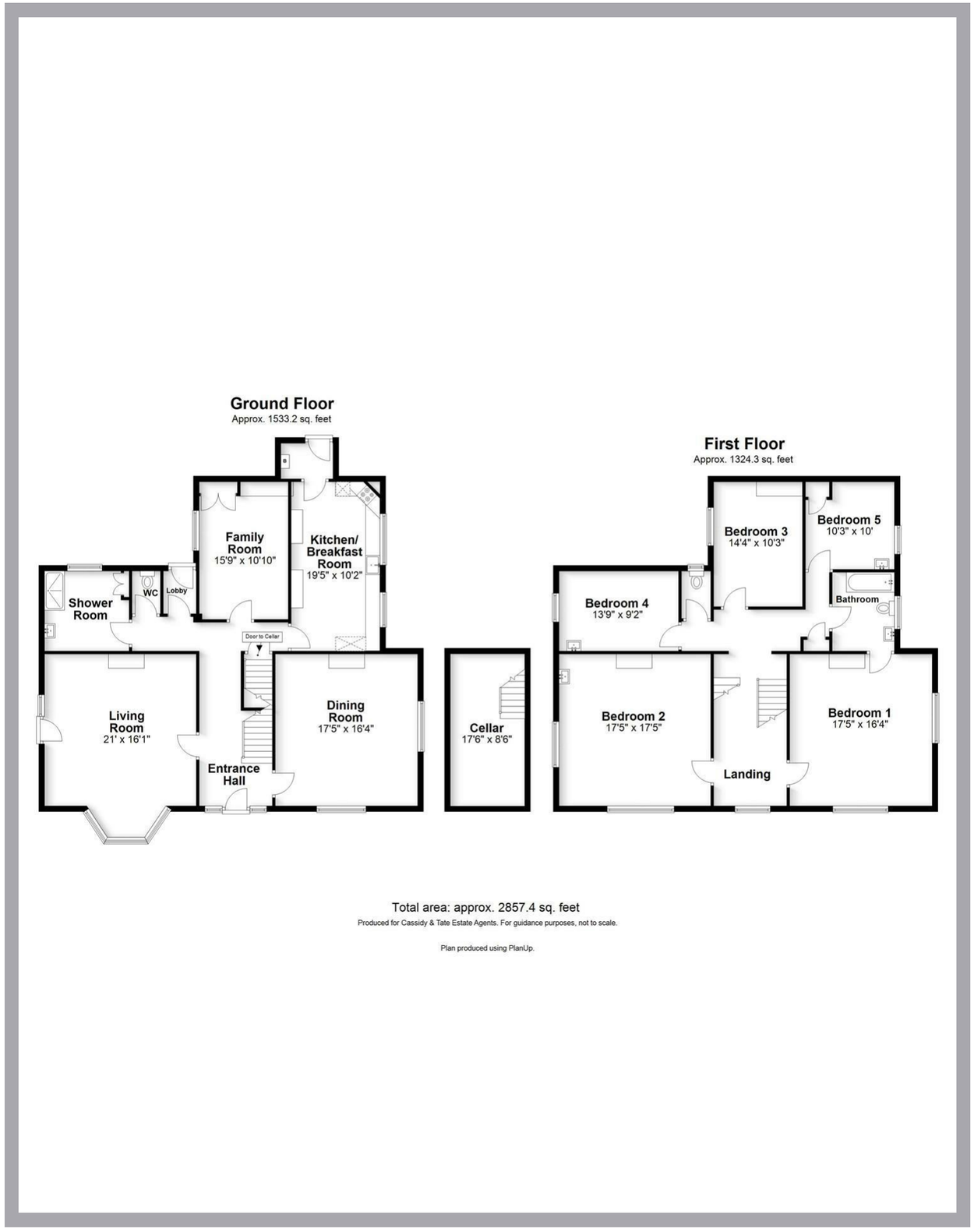
AL4 0NY

Price Guide £1,100,000

EPC Rating: F Council Tax Band: E

All The Ingredients Needed For A Fabulous Lifestyle

Enjoying a picturesque position within the highly desirable village of Colney Heath, Tollgate Farm House presents a rare opportunity to create an exceptional country residence within a beautiful semi-rural setting, all whilst remaining within easy reach of St. Albans city centre, Brookmans Park and excellent transport connections into London. Originally forming part of this historic farmstead, the substantial detached period farmhouse extends to approximately 2,857 sq ft and offers enormous potential for refurbishment, extension and complete transformation into a truly outstanding family home. Rich in character and charm, the property currently provides three generous reception rooms and five well-proportioned bedrooms, with versatile accommodation ideally suited for modern family living once enhanced. The surrounding former farm buildings and land have now been acquired for redevelopment into an attractive collection of luxury mews-style homes, which will ultimately elevate the overall setting and create an exclusive countryside-style environment centred around the original farmhouse. Once completed, the development is expected to significantly enhance both the desirability and long-term value of the main residence, whilst carefully retaining the character and heritage feel of the original farm setting. For buyers seeking the perfect blend of country living and convenience, Tollgate Farm offers an increasingly rare lifestyle opportunity. Imagine creating a beautifully restored farmhouse with expansive open-plan living spaces, landscaped gardens and stunning countryside surroundings, all within a short drive of the vibrant restaurants, boutiques and mainline station of St. Albans, as well as the village atmosphere and excellent connections offered by Brookmans Park. Subject to the necessary planning permissions, there is significant scope to extend and reconfigure the property further, potentially creating a magnificent residence home.



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

www.cassidyandtate.co.uk

Perfect Fusion of Location And Way of Living

Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

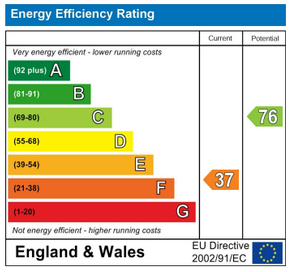
We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible

Specialists in Bespoke Properties

- Original Farm House
- Chain Free
- Potential To Extend stpp
- Semi Rural Location
- Countryside Views
- Full Refurb Project
- Approx. 2,857 Square Feet
- Five Bedrooms
- Substantial Grounds
- Village Lifestyle



The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

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