

Valley Farm Valley Lane

St. Albans, AL3 8AT

Guide price £2,000,000

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Substantial, detached country residence set within approximately 19 acres of land including gardens, paddocks and grazing land, occupying a peaceful and private rural setting surrounded by beautiful open countryside.

Main house of circa 2,900 sq ft offering spacious and versatile accommodation with scope for further improvement and extension (STPP). Generous room sizes, farmhouse style kitchen and principal reception areas with attractive views across the surrounding grounds and countryside.

Externally, the site is complemented by a range of barns and outbuildings providing excellent storage, workshop space and flexibility for a variety of uses including rental investment. The size of the plot, combined with the existing buildings and rural setting, may also offer potential for alternative uses, conversion or future development (STPP).

Valley Farm represents a rare opportunity to acquire a versatile lifestyle property offering privacy, land and long term potential.

Entrance Hall

Living Room
24'4" x 14'6" (7.42 x 4.42)













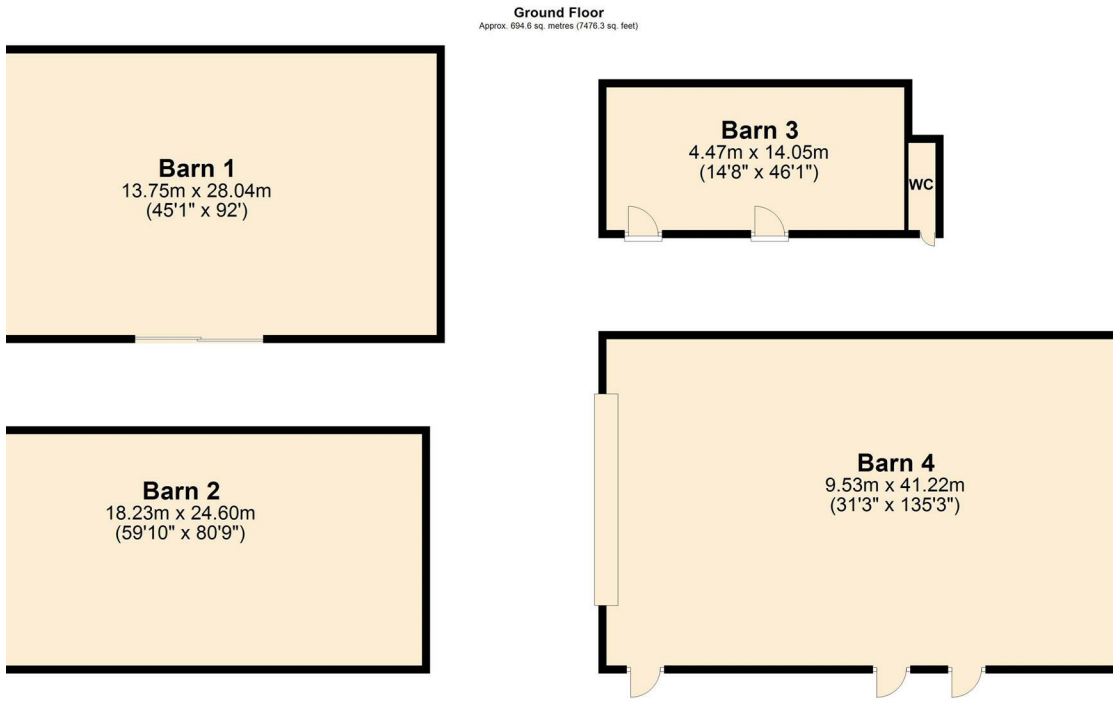












Conservatory
24'4" x 19'5" (7.42 x 5.94)

Dining Room
14'6" x 16'6" (4.43 x 5.03)

Kitchen/Breakfast Room
17'5" x 13'6" (5.31 x 4.13)

Utility
6'7" x 7'9" (2.01 x 2.37)

Conservatory
23'3" x 14'7" (7.10 x 4.45)

Galleried Landing

Bedroom One
16'9" x 13'7" (5.12 x 4.16)

En-suite

Bedroom Two
12'5" x 17'10" (3.81 x 5.44)

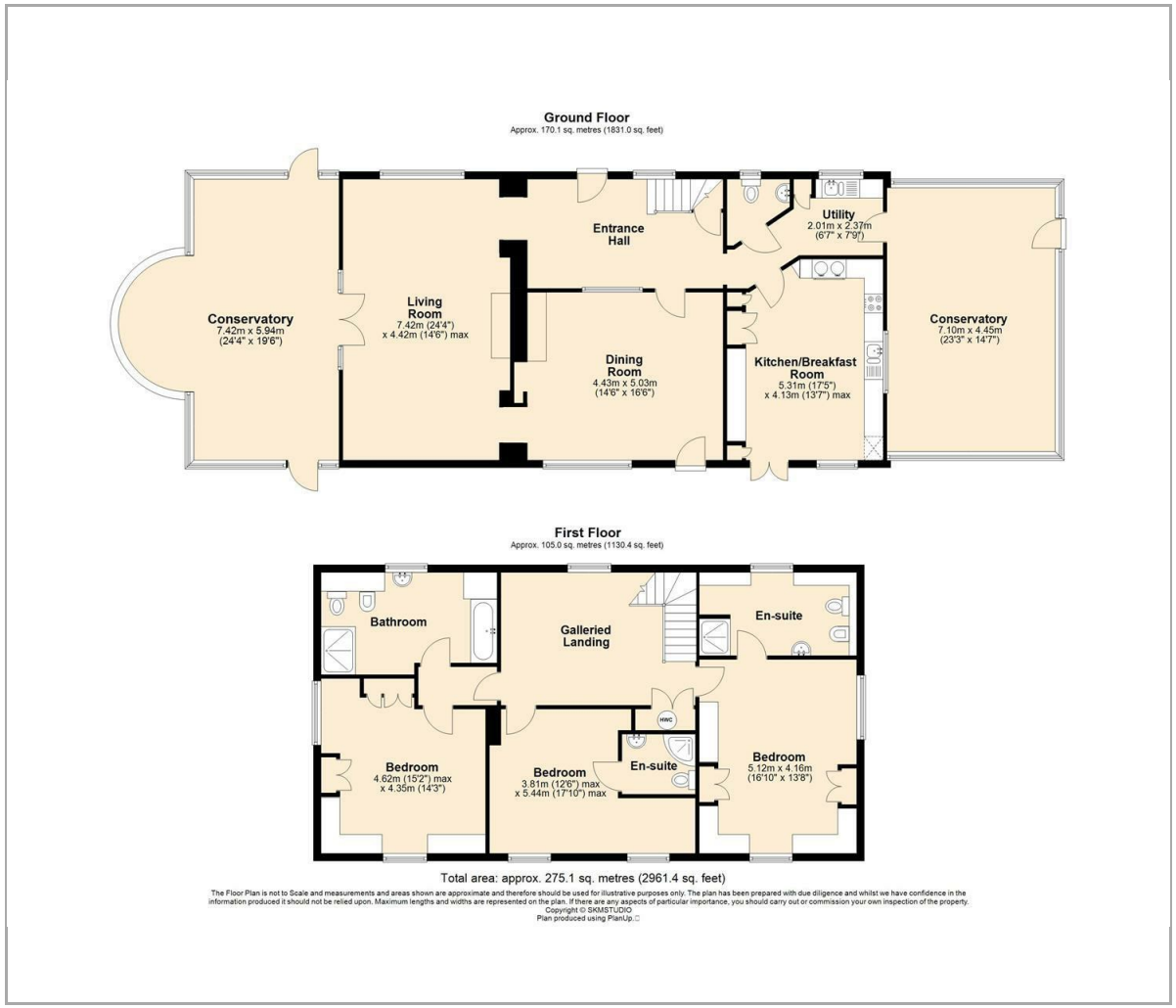
En-suite

Bedroom Three
15'1" x 14'3" (4.62 x 4.35)

Bathroom

- Three bedroom detached home
- Circa 2,900 sq ft
- 19 acre plot
- Barns & outbuildings
- Paddocks, gardens, grazing land
- Scope for extension & modernisation (STPP)
- Surrounded by beautiful open countryside
- **CHAIN FREE**
- Council Tax Band F

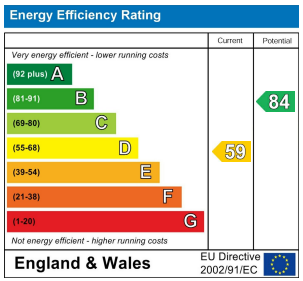
Floor Plan

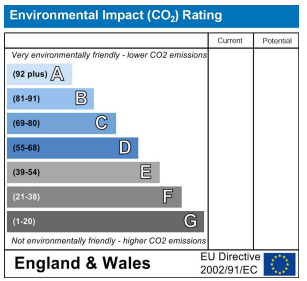


Area Map



Energy Efficiency Graph





Viewing

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if you wish to arrange a viewing appointment for this property or require further information.

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