

2 The Cloisters, Grange Court Road, Harpenden, AL5 1DB

Guide price £1,250,000 Freehold

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Paul Barker
ESTATE AGENTS

2 The Cloisters, Grange Court

Harpenden, AL5 1DB

A converted Edwardian stable dating from 1906, originally serving The Grange, converted to residential accommodation in the 1930s and now forming one of just three individual homes within The Cloisters. The property sits within the conservation area, adjacent to Harpenden Common, and retains much of its original character, including a clock and bell tower above the entrance.

Upon opening the front wooden door, you are welcomed by a charming hallway leading through to a bright, bay-windowed dining area and open reception space, both retaining considerable character. A superb brick-built fireplace with tiled hearth forms an impressive focal point, while tall mullioned windows allow plenty of natural light to fill the room.

Positioned to the rear, the kitchen offers a range of fitted wall and base units, work surfaces and space for white goods with an adjoining WC and a utility/storage area providing additional practicality. There is rear access, with steps leading down to the rear garden.

There are three well-proportioned bedrooms, including a particularly generous principal bedroom and a second bedroom currently used as a dressing room, complete with an en-suite shower room. The third bedroom benefits from French doors opening onto the rear garden, while a family bathroom completes the ground-floor accommodation.

Stairs rise to a loft room, providing flexible additional accommodation, along with useful storage in the eaves.

Outside, the property enjoys a delightful private garden with established planting including an impressive Redwood as well as a summer house, a charming addition to the garden. The property also benefits from a double garage and an enclosed carport, offering excellent parking and storage facilities.

Harpenden is a sophisticated and attractive market town, with a busy high street offering a wide variety of restaurants, boutiques and shops, as well as a train station providing frequent services to London St Pancras.

























ACCOMMODATION

Entrance Hall

Dining Room
14'3 x 10'0 (4.34m x 3.05m)

Living Room
20'1 x18'0 (6.12m x5.49m)

Kitchen
12'4 x 9'10 (3.76m x 3.00m)

W.C.

Bedroom 1
14'5 x 10'0 (4.39m x 3.05m)

Dressing Room/Bedroom 2
10'6 x 9'11 (3.20m x 3.02m)

En-Suite

Bedroom 3
9'11 x 6'11 (3.02m x 2.11m)

Loft/guest room
17'8 x 10'4 (5.38m x 3.15m)

Bathroom

OUTSIDE

Frontage

Rear Garden

Double Garage
24'9 x 17'10 (7.54m x 5.44m)

Carport/garage
15'8 x 7'9 (4.78m x 2.36m)

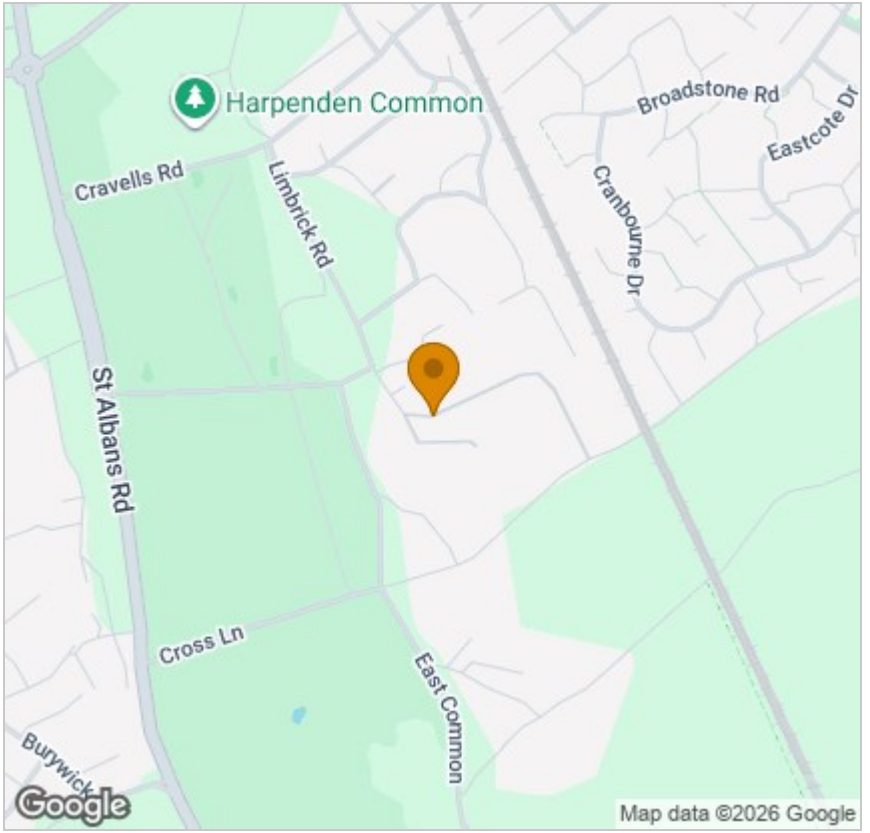
Floor Plan

Approximate Gross Internal Area 1570 sq ft - 146 sq m
(Excluding Garage)
Ground Floor Area 1385 sq ft – 129 sq m
First Floor Area 185 sq ft – 17 sq m
Garage Area 362 sq ft – 34 sq m

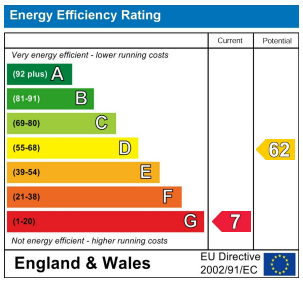


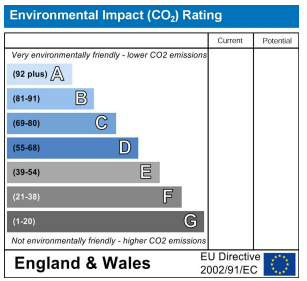
Ground Floor First Floor

Area Map



Energy Efficiency Graph





Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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