Old Beech Hyde,

Beech Hyde Lane, Wheathampstead, Hertfordshire,

STRUTT & PARKER

BNP PARIBAS GROUP

A wonderful period property with annexe, swimming pool and approximately 1.5 acres in a beautiful rural setting

An impressive 6 bedroom period family home, sensitively combining modern amenities and neutral décor with features including leaded casement glazing, exposed beams and original fireplaces to provide an elegant and practical living and entertaining environment. It is located in a desirable hamlet, near to local village and city centre amenities.

- **5/6 RECEPTION ROOMS**
- **6 BEDROOMS**
- **4 BATHROOMS**
- **TRIPLE, CARPORT**
- **ABOUT 1.5 ACRES**
- **FREEHOLD**
- **RURAL/ VILLAGE**
- **6,570 SQ FT TOTAL**
- **GUIDE PRICE £2,750,000**

The property

Dating from the late 15th century, Old Beech Hyde is a Grade II listed former hall house offering almost 5,000 sq ft of light-filled flexible accommodation arranged predominantly over two floors. Configured to provide an elegant and practical living and entertaining environment, the accommodation flows from a welcoming entrance porch. It comprises generous drawing, sitting and dining rooms, all with feature fireplaces and the latter with a door to the rear terrace. An inner hall off the drawing and sitting rooms has a useful cloakroom and gives access to a kitchen/breakfast room with a range of wall and base units, an Aga, modern integrated appliances, space for a table and a neighbouring rear porch with a fitted utility room, pantry and a door to the rear terrace. The property also benefits from generous cellarage, suitable for a variety of uses. A door from the dining room opens to a side entrance hall, giving access to the annexe kitchen/living room and to a bedroom with en suite shower and separate cloakroom.
Stairs rise from the inner hall to the first floor which provides a study, principal bedroom with extensive fitted storage and en suite bathroom with freestanding bath and separate shower. Two further double bedrooms share Jack and Jill access to an en suite bathroom with a freestanding bath, one of which has double doors opening onto a landing that is also accessible from the annexe entrance hall. From here, there is access to a laundry room, two additional double bedrooms, and a family bathroom. There is also a games room on the second floor.

Outside

Having plenty of kerb appeal, the property is approached through a five-bar gate over a gravelled forecourt providing private parking and giving access to a detached double carport. The property also benefits from a Grade II listed barn range incorporating an attached triple garage accessible from the lane. The well-maintained garden is laid mainly to lawn interspersed with specimen trees and to the rear features a swimming pool with a pool house with kitchenette, shower room and paved terrace, an orchard and a large paved terrace adjoining the property, the whole ideal for entertaining and al fresco dining and enjoying stunning countryside views.

Location

The small hamlet of Coleman Green has a pub and is located near to the picturesque village of Wheathampstead which offers amenities including independent shops, gastropubs, cafés, convenience stores, a local supermarket, Post Office, church, library, chemist, GP surgery and a range of state schooling. Extensive amenities are available in nearby St Albans, Harpenden and Welwyn Garden City. The area offers a wide range of sports facilities including numerous golf courses, sports centres and cycling, riding and walking routes in surrounding countryside. Communications links are excellent: the property enjoys easy access to the A1(M), which links to the M25, M1 and motorway network, and St Albans and Harpenden stations (both 4.4 miles) offer regular services to central London.

Location

The small hamlet of Coleman Green has a pub and is located near to the picturesque village of Wheathampstead which offers amenities including independent shops, gastropubs, cafés, convenience stores, a local supermarket, Post Office, church, library, chemist, GP surgery and a range of state schooling. Extensive amenities are available in nearby St Albans, Harpenden and Welwyn Garden City. The area offers a wide range of sports facilities including numerous golf courses, sports centres and cycling, riding and walking routes in surrounding countryside. Communications links are excellent: the property enjoys easy access to the A1(M), which links to the M25, M1 and motorway network, and St Albans and Harpenden stations (both 4.4 miles) offer regular services to central London.

Distances

- Coleman Green 0.5 mile
- Wheathampstead 1.3 miles
- St Albans 4.4 miles
- A1(M) (Jct 4) 4.5 miles
- Harpenden 4.9 miles
- Welwyn Garden City 4.9 miles
- M25 (Jct 21A) 8.4 miles
- London Luton Airport 9.7 miles
- M1 (Jct 10) 9.9 miles
- London Heathrow Airport 33.8 miles
- Central London 27.7 miles

Key Locations

- St Albans Cathedral (St Albans Abbey)
- Verulamium Park
- Verulamium Museum
- Roman Theatre of Verulamium
- St Albans Clock Tower
- St Albans Museum + Gallery
- Ye Olde Fighting Cocks (historic pub)
- Heartwood Forest
- Batchwood Hall and Golf Course
- Clarence Park

Nearby Stations

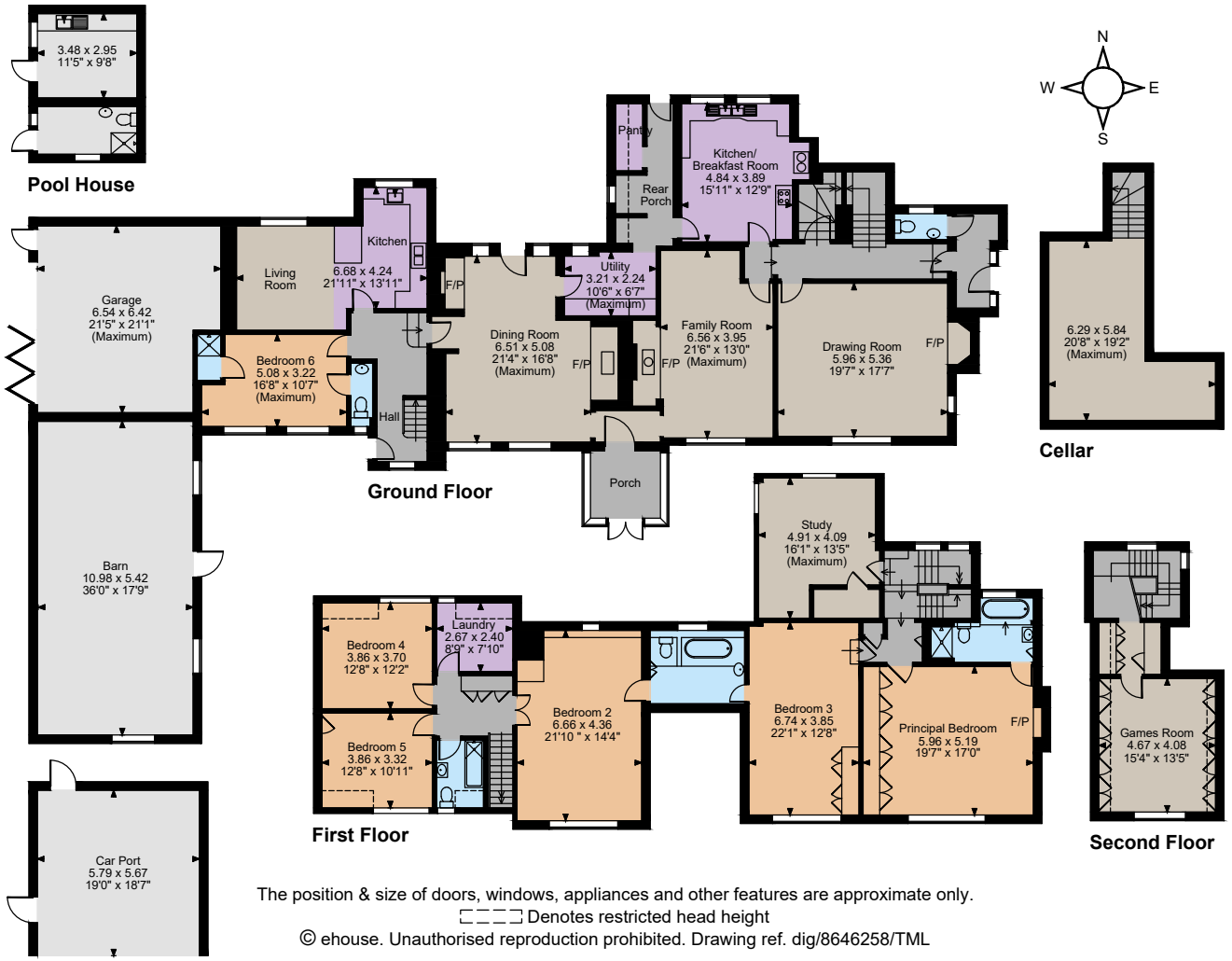
- St Albans
- Harpenden

Nearby Schools

- LongDescValueAldwickbury School
- St Albans High School for Girls
- St Albans School
- The Haberdashers' Boys' School
- Beechwood School
- Manor Lodge School
- The Haberdashers' Girls' School
- Fleetville Infant & Nursery School
- Cunningham Hill Infant School
- Cunningham Hill Junior School
- Beaumont School
- Loreto College

Garden

RDX



The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8646258/TML

Floorplans

Main House internal area 4,970 sq ft (462 sq m)
Garage & Carport internal area 775 sq ft (72 sq m)
Barn & Pool House internal area 825 sq ft (77 sq m)
Total internal area 6,570 sq ft (610 sq m)

For identification purposes only.

Directions

AL4 8EU

what3words

///remit.reply.follow - brings you to the driveway

General

Local Authority: St. Albans District Council

01727 866100

Services: Mains water and electricity. Oil fired central heating. Water softener

Private drainage Hallwell Ltd year of registration -2016

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax: H

EPC Rating: F

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2025. Particulars prepared May 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Harpenden
49 High Street, Harpenden, Hertfordshire AL5 2SJ
01582 764343
harpenden@struttandparker.com
struttandparker.com

MIX
Paper | Supporting responsible forestry
FSC™ C209466
www.fsc.org
@struttandparker
Over 50 offices across England and Scotland, including Prime Central London
For the finer things in property.
STRUTT & PARKER
BNP PARIBAS GROUP