



Lisle House, 3 Ferrers Hill Farm, Markyate, Hertfordshire



# 3 Ferrers Hill Farm Pipers Lane, Markyate St. Albans AL3 8QG

A beautifully appointed four bedroom farm conversion, a light filled spacious accommodation in a rural location

M1 (Jct 10) 3.5 miles, Luton Parkway mainline station 4.7 miles (28 minutes to London St. Pancras International), Harpenden 5.6 miles, St Albans 9.5 miles

Sitting room | Family room | Study | Kitchen/breakfast room | Utility | Cloakroom | Principal bedroom with en suite shower room | 2 Further bedrooms, 1 en suite | Dressing room/bedroom 4 | Family bathroom | Garage | Garden | EPC rating D

## The property

This splendid four bedroom converted farm building provides spacious accommodation with elegant, understated styling. The property lies in a rural setting, within easy reach of Harpenden and features exposed timber beams and brickwork, vaulted ceilings and light, airy living spaces throughout.

On entering the house, the welcoming reception hall has an impressive fireplace with a woodburning stove, and a staircase leading to the galleried first-floor landing. The main ground floor reception is the sitting room, with its fireplace and tall windows looking out across the farm courtyard.

There's also a dual aspect family room with French doors opening onto the garden, and a useful study. The well-proportioned kitchen and breakfast room has modern units to base and wall level, black granite worktops, a central island and integrated appliances, as well as space for a family dining table.

The first floor has three double bedrooms, including the principal bedroom, which has a luxury en suite shower room. One of the further bedrooms is en suite, and there's also a first-floor dressing room which could be used as a fourth bedroom or further office space if required. The first floor also has the family bathroom.

## Outside

At the front of the property there is a private gated entrance and within a gravel driveway and courtyard area, which provides plenty of parking space and access to the integrated garage, which has further parking, or could be used for storage or workshop space. The rear garden has an area of paved terracing for relaxing and enjoying al fresco dining, a level lawn, well-stocked border flowerbeds and a variety of established shrubs, hedgerow and trees. The garden has a remote irrigation system to both the lawn and all of the beds. Towards the end of the garden there is a hot tub in a peaceful, shaded setting.

## Location

The property is in a rural position, surrounded by idyllic and picturesque countryside on the edge of the Chiltern Hills Area of Outstanding Natural Beauty. There are everyday amenities in the nearby village of Markyate, including several local shops, pubs and restaurants, as well as a primary school. The independent Beechwood Park School is also within easy reach. Harpenden is just five miles away and St Albans within 9.5 miles. Harpenden has a thriving High Street and selection of supermarkets, restaurants and cafés. Harpenden mainline station is also easily accessible, offering fast and regular services to London St. Pancras, while the M1 is three and a half miles away, providing easy access to the M25, London and beyond.









## Directions

From junction 10 of the M1, take the A1081 and take the first exit. At the London Road North Roundabout, take the first exit onto London Road, then take the second exit the next roundabout, before turning right onto Newlands Road. After three quarters of a mile, turn left onto the B4540. Continue for a mile and a half, then turn right onto Caddington Common and after a further half a mile, you will find the entrance to Ferrers Hill directly in front of you, at the junction with Pipers Lane.

## General

**Local Authority:** Dacorum Borough Council, +44 (0)1442 228000

**Services:** Mains electricity and water. Private drainage Klargester sewage treatment. Oil-fired central heating.

**Council Tax:** Band G **Tenure:** Freehold

**Guide Price:** £1,350,000

## Harpenden

49 High Street, Harpenden, Hertfordshire AL5 2SJ

**01582 764343**

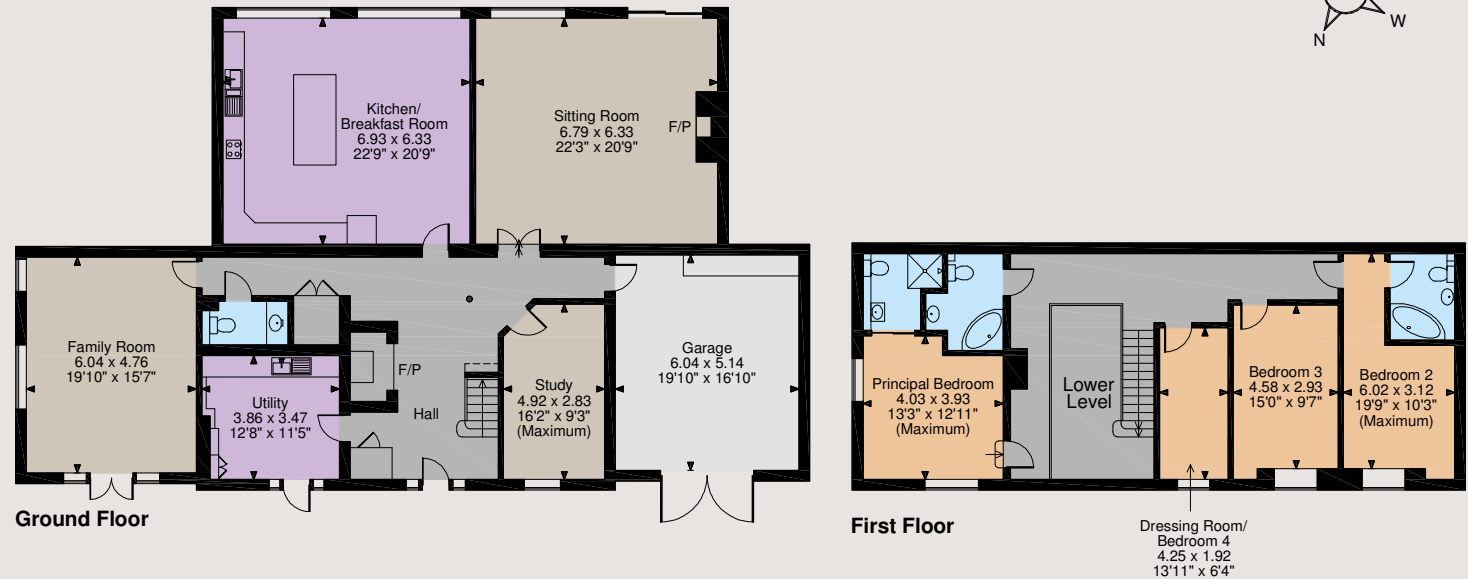
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**Floorplans**  
House internal area 3040 sq ft (282 sq m)  
Garage internal area 334 sq ft (31 sq m)  
Total internal area 3374 sq ft (314 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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