



Launay House
Fish Street, Redbourn, Hertfordshire

For the finer things in property.

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Launay House, Fish Street, Redbourn, Hertfordshire, AL3 7LP

A magnificent Grade II Listed house with splendid original features and a storied history.

M1 (Jct 9) 2.6 miles, Harpenden town centre 3.1 miles, Harpenden mainline station 3.3 miles (19 minutes to London St Pancras), St. Albans 4.0 miles, Welwyn Garden City 9.5 miles

Sitting room | Drawing room | Dining room
Snug/study | Kitchen | Cloakroom | Principal bedroom with ensuite bathroom | 4 further bedrooms | Family bathroom | Further study
Cellar | Pool house | Summer house | Walled Garden

The property

Launay House is a delightful Grade II Listed property located in the heart of the desirable village of Redbourn, close to the beautiful Common and within the village conservation area. The house was formerly a farmhouse, and is thought to date from the 17th century, built on the site of a chapel dedicated to St Amphibalus part of a medieval Priory and its history is on display at the Redbourn Village Museum. The house has been meticulously restored, retaining many original features including beams, original brick and oak floors, sash windows and shutters, fireplaces, Georgian doors and panelling. Conservation work has included specialist repointing in lime mortar, relaying the roof with reclaimed clay peg tiles, renewing lead roofs, and conservation and repairs to the windows and shutters. Launay House features a welcoming reception hall leading into a light-filled, comfortable sitting room with painted panelling and a grand inglenook fireplace. The elegant dual aspect drawing room has original oak flooring, attractive brick fireplace, period panelling, gas Jotul stove, and a large sash window with recessed shutters. There is also a cosy snug/

study with painted cupboards, fireplace, and delightful views of the garden from the bay window. The dining room has beamed walls, an original brick floor and an old bread oven and leads though to the kitchen. The kitchen has an impressive vaulted ceiling and is fitted with handmade cabinets and larder cupboards, with granite worktops and a butler's sink. There are four well-presented first-floor double bedrooms, all with period features and built-in cupboards. The principal bedroom has original oak floorboards, a large Georgian sash window overlooking the garden, and an ensuite bathroom. The first floor also includes a large family bathroom. The second floor has an additional double bedroom and an adjoining study, which is ideal for peaceful, private home working.

Outside

Launay House has a splendid walled garden, ideal for family games, with well-maintained lawns, box hedging and established borders. Mature trees throughout the garden include Scots pine, weeping variegated holly, beech, quince, medlar, lime and a large mulberry tree providing good coverage and privacy. There is an outdoor swimming pool, heated by air source heat pump, with an oak framed pool house/ games room and its own sun terrace with palm trees and bamboo. The grounds also include a double-glazed summer house/workshop and a timber playhouse. The large cellar provides useful additional storage space. The front of the house has a decorative ironwork porch, and borders planted with box hedges, roses, and grapevines.

A driveway off Fish Street Farm leads to a five-bar wooden gate providing access to the front of Launay House with a private parking area for multiple vehicles and a turning circle, and views over the lawned garden of Fish Street Farm. There is also a separate gravel driveway from Fish Street giving rear access to Launay House. The house is attached to a neighbouring cottage via the single-storey kitchen end of the house.







Location

Redbourn is a picturesque and highly sought-after village, with a large tree lined Common with cricket pitch in the centre of the village. The village has plenty of day-to-day amenities, including a GP surgery, dentist, optician, library, post office, pharmacy, small supermarket, and other village shops, plus several pubs and cafes, a golf club, churches, and a leisure centre. There is an active community with many clubs and societies and regular events are held on the Common or in the Village Hall. The village is home to several nurseries, a primary school, and there are other outstanding schools in the surrounding area. Redbourn is very well connected, with easy access to the M1 and rail links to central London available from nearby Harpenden mainline station (19 minutes to London St. Pancras) or from the cathedral city of St Albans. There are also superb leisure facilities in the area, including three golf courses in Harpenden plus a leisure centre and indoor swimming pool in nearby Rothamsted Park.



Directions

From junction 9 of the M1, take Dunstable Road/A5183 towards St. Albans and Redbourn. After 1.8 miles, continue straight ahead at the roundabout to remain on the A5183 and at the next roundabout, take the third exit onto the High Street. Take the 1st turning on the left into a private road "Fish Street Farm", and then take the right fork up to a 5-bar gate and the private parking for Launay House.

Satnav AL3 7NS

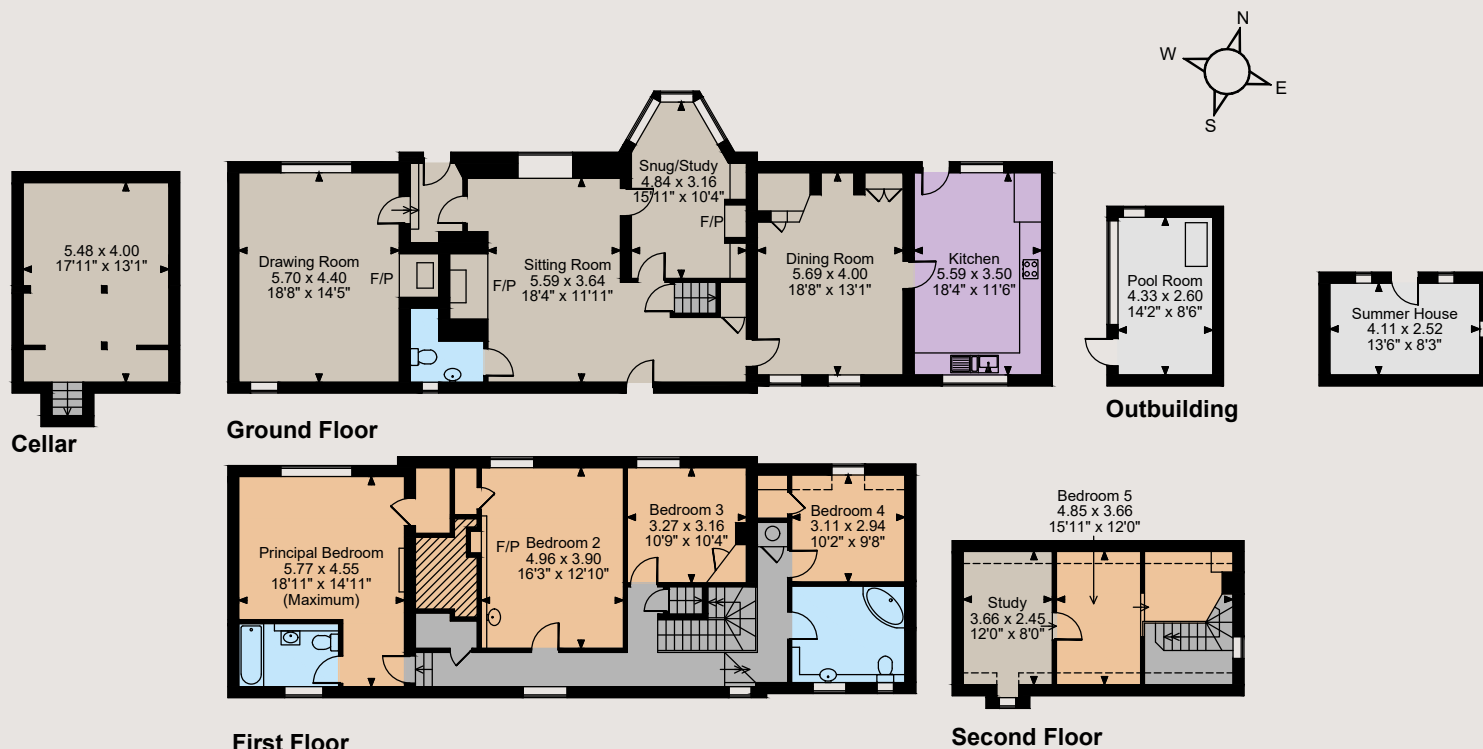
What3words: summer.create.sticks







Floorplans
Main House internal area 2,939 sq ft (273 sq m)
Outbuilding internal area 232 sq ft (22 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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General

Local Authority: St Albans City & District Council

Services: Mains drainage, water, electricity, mains gas

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,745,000

Harpenden

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