

Lamer House,
Wheathampstead, St Albans



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& Parker

Land and property. Since 1885.



Main House 6,307 sq ft (586 sq m) | 4 reception rooms
6 bedrooms | 5 bathrooms

Garaging, games and storage adjacent to main house 2,251 sq ft (209 sq m)

Two apartments and two cottages | Let office space | 18 acres | Freehold

Guide price £7,500,000

An exceptional and beautifully presented family home with extensive additional accommodation and offices, set within mature landscaped grounds designed by Humphry Repton.

The property

Lamer House is a distinguished country residence of considerable architectural and historic significance, providing more than 6,000 sq ft of beautifully appointed accommodation and occupying approximately 18 acres of magnificent gardens and grounds. Rich in heritage, the estate was first recorded in 1396 as belonging to Westminster Abbey, having been gifted by Edward the Confessor. The present house has evolved over centuries, retaining part of an original wing and a remarkable Grade II-listed walled garden dating from the period of Humphry Repton's improvements to the estate between 1790 and 1810 and documented in one of his celebrated Red Books, offering a rare connection to one of England's greatest landscape gardeners.

Approached via a private road that leads to an impressive tree-lined driveway, the house immediately conveys a sense of elegance and permanence. Constructed in white stucco beneath a clay tile roof, Lamer House combines the grace and proportions of a classical country house with the comfort and practicality demanded by modern family life.

The interiors are both light-filled and welcoming, with a wonderful balance between formal entertaining spaces and relaxed everyday living. The principal drawing room is a superb reception space, featuring exposed beams, wooden flooring, bespoke shelving and a French fireplace fitted with a log burner. French doors open directly onto the west-facing gardens, creating a seamless connection between the house and its beautiful surroundings. Additional reception rooms include a charming study or snug and a spectacular Orangery, where panoramic glazing and bi-fold doors flood the space with natural light and frame views across the gardens throughout the seasons. From the Orangery, stairs descend to the original brick-vaulted cellar, an atmospheric and characterful space with storage for approximately 750 bottles, complemented by an adjoining room ideal as a private cinema, wine tasting room or entertaining space.

At the heart of the house lies a recently fitted open-plan Neptune kitchen and breakfast room, featuring a central island with an integrated breakfast table and Aga. Thoughtfully designed for both family life and entertaining, the space is centred around a double-sided fireplace with a log burner and is complemented by a substantial utility room.

The bedroom accommodation is arranged over the first and second floors and provides generous and versatile family living. The principal suite enjoys a private west-facing balcony overlooking the grounds and rose walk, together with a dressing room and luxurious en suite bathroom. Two further first-floor bedrooms are en suite, whilst the second floor provides three additional bedrooms, an en suite bathroom and a family bathroom.

One of the estate's most appealing features is the breadth and flexibility of its ancillary accommodation. The original west wing incorporates two substantial self-contained apartments together with two further cottages, all currently producing a useful income through Assured Shorthold Tenancies and short-term holiday lettings. To the east of the courtyard are well-appointed offices providing eight workstations, three private offices, a meeting room, kitchen and bathroom facilities, creating further income.





Lamer Cottage - Sitting Room



Apartment 1 - Dining Area



Apartment 1 - Sitting Room



Lamer Cottage - Kitchen



Lamer Cottage - Bedroom



Chapel Cottage - Sitting Room

The gardens and grounds are a particular highlight and provide an enchanting setting for the house. Carefully maintained and deeply rooted in Repton's vision, they combine formal gardens, historic structures and mature parkland to create a landscape of exceptional beauty and character. The Grade II-listed walled garden remains a remarkable feature of the estate, complemented by the historic Doric portico, kitchen garden and a magnificent mature yew enclosing a picturesque pond. Rose-covered walkways, lavender-lined paths, clipped hedging and specimen trees provide colour, texture and interest throughout the seasons, whilst an area of mature woodland conceals the estate's original Icehouse.

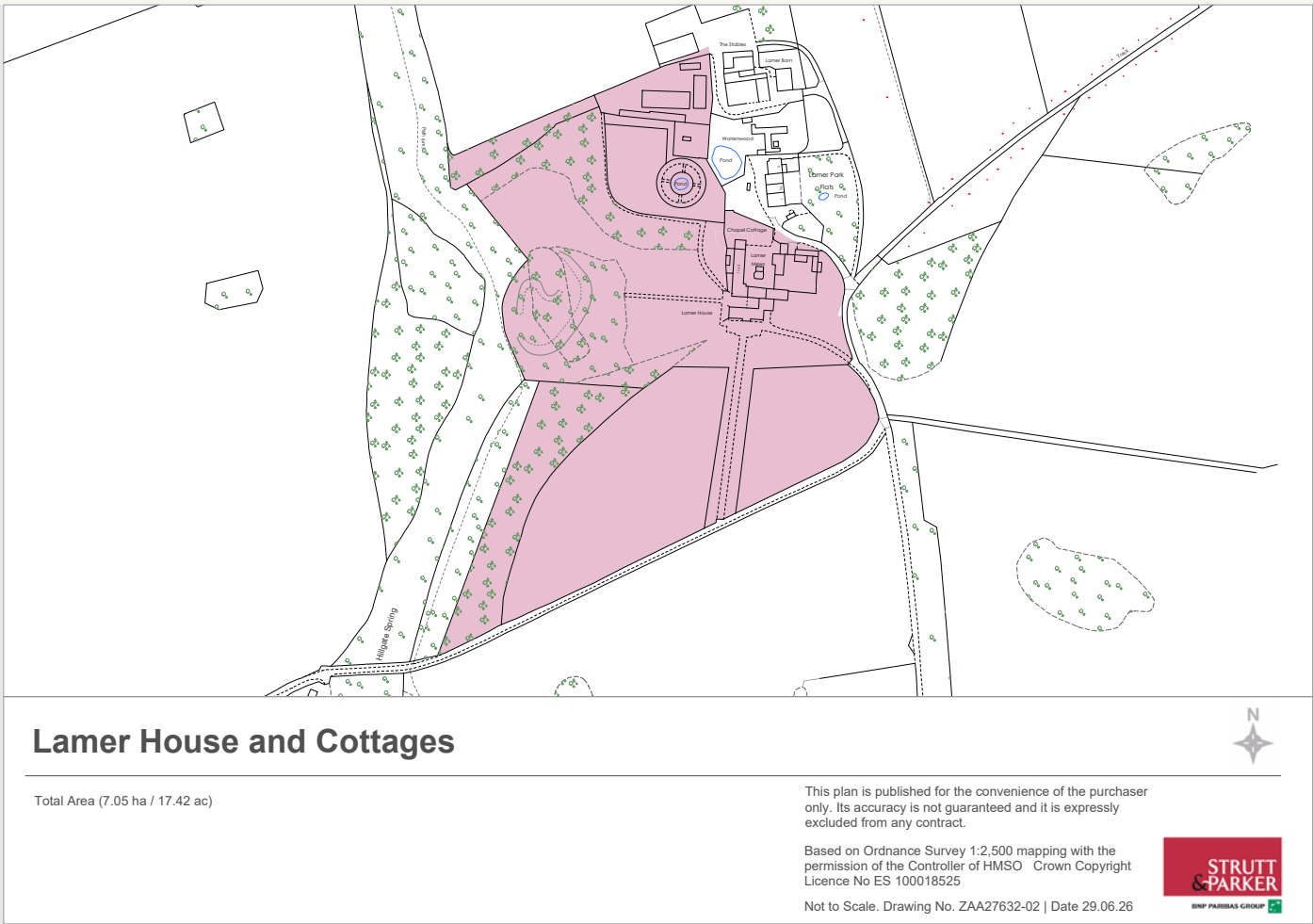
Beyond the formal gardens lie former turkey sheds offering significant potential. Adjacent to the main house, a traditional courtyard is surrounded by workshops, storage buildings, garaging and a games room, which benefits from planning permission for conversion into an impressive indoor swimming pool and fitness complex. Together, these buildings contribute to the rare versatility and future potential of this exceptional country estate.

Lamer House represents a remarkable opportunity to acquire a historic family home of genuine provenance, combining architectural elegance, income-producing accommodation and one of Hertfordshire's most important designed landscapes in a wonderfully private yet accessible setting.

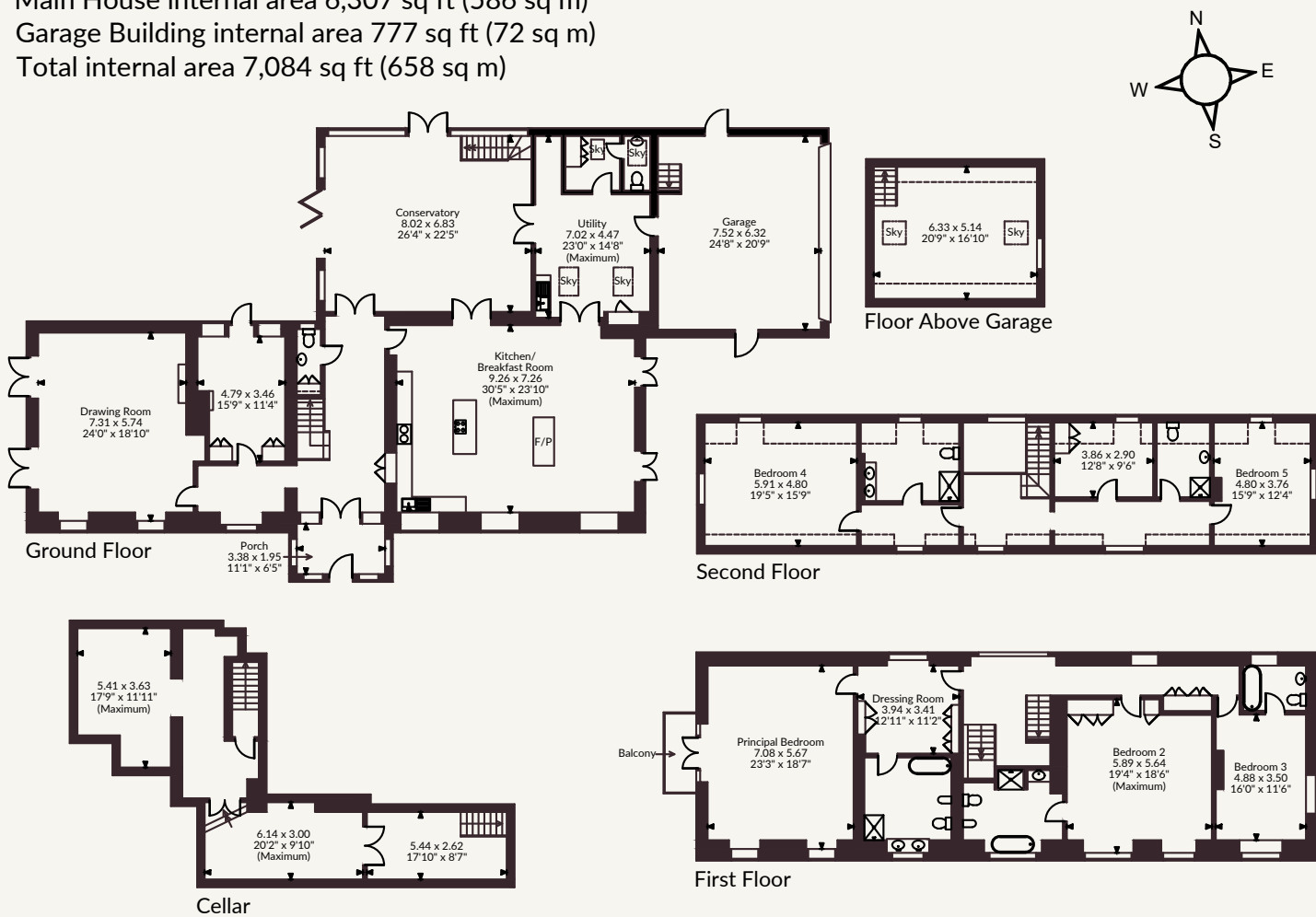
Location

The property is in a peaceful hamlet just outside the sought-after village of Wheathampstead, three miles east of the popular town of Harpenden. Wheathampstead offers plenty of local amenities, including a selection of shops, a local supermarket, several pubs and restaurants, a post office and a doctor's surgery. There are several good schools in the local area, including the outstanding-rated High Beeches Primary School and The Grove Infant and Nursery School, while the independent Aldwickbury School and St Albans High School for Girls is also close-at-hand. Harpenden is just a short drive away, offering further amenities including a good choice of shops and supermarkets, and its mainline station, which provides fast and regular services to London (25 minutes to London St. Pancras). By road, the A1(M) is less than four miles away, while the M1 is also within easy reach. Golf is available nearby at Wheathampstead Golf Course, Aldwickbury Park Golf Club and Mid Herts Golf Course.

Postcode region: AL4

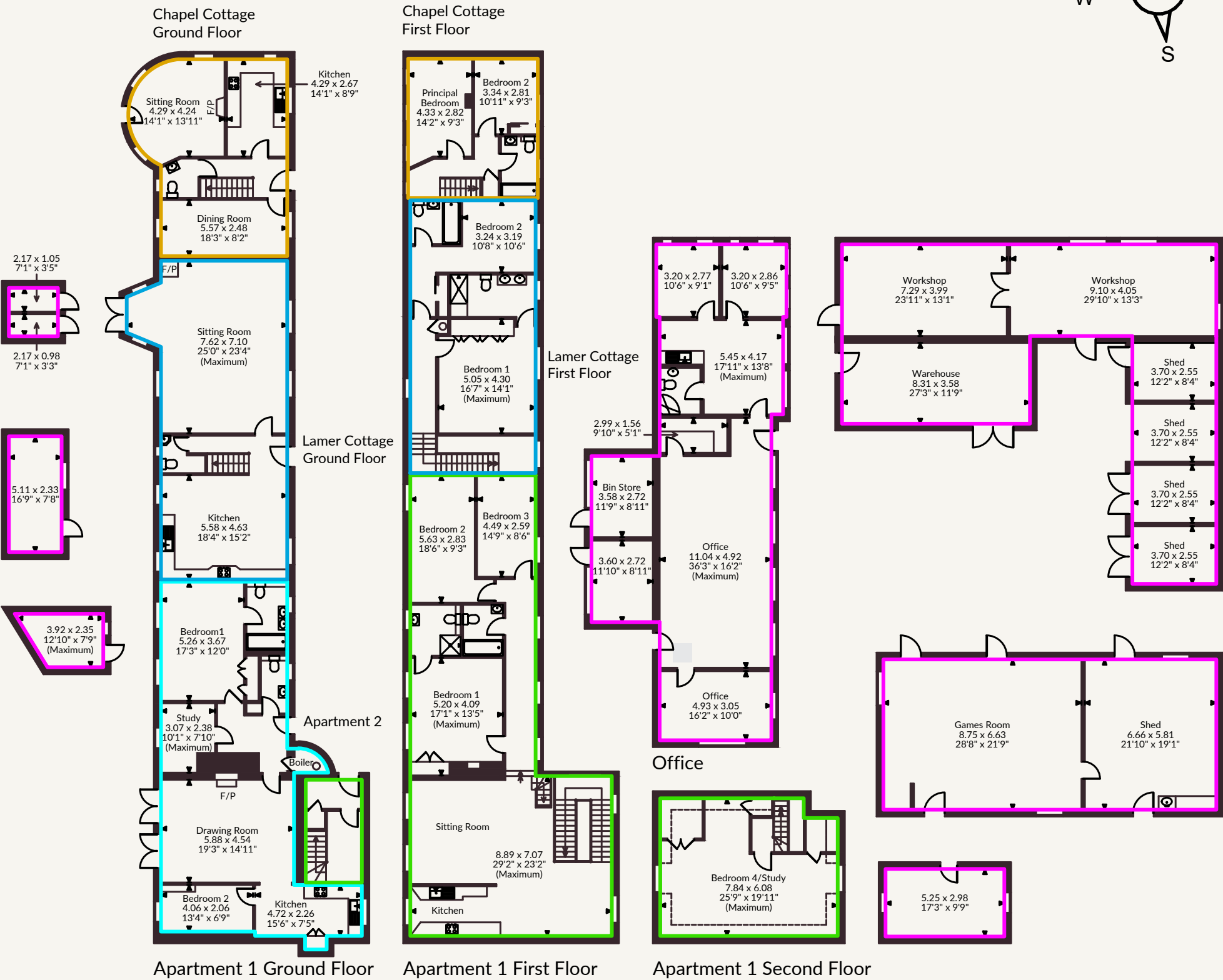
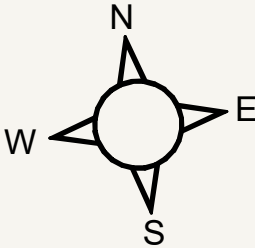


Lamer House, Lamer Lane, Wheathampstead, St Albans
Main House internal area 6,307 sq ft (586 sq m)
Garage Building internal area 777 sq ft (72 sq m)
Total internal area 7,084 sq ft (658 sq m)



Lamer House, Lamer Lane, Wheathampstead, St Albans

- Apartment 1 (Ground First and Second Floor) internal area -1,928 sq ft (179 sq m)
 - Apartment 2 (Ground Floor) internal area -1,050 sq ft (98 sq m)
 - Lamer Cottage (Ground and First Floor) internal area -1,530 sq ft (142 sq m)
 - Chapel Cottage (Ground and First Floor) internal area -939 sq ft (87 sq m)
 - Office/Warehouse Storage & Outbuilding/workshop internal area 4,422 sq ft (411 sq m)
- Total internal area 9,869 sq ft (917 sq m)



General

Local authority: St Albans District Council
Services: Mains electricity, private water supply, oil fired central heating. Private drainage. Fibre broadband.
Planning: The walled garden and Doric Portal are Listed Grade II
Council Tax Bands: House H, Apartments D and F, Lamer Cottage D, Chapel Cottage D
EPC rating: Lamer House E, Apartments D and E, Lamer Cottage D, Chapel Cottage E
Tenure details: Freehold.
Apartment 1 and the two cottages are let on Assured shorthold Tenancies.
Apartment 2 is let on an AirBnB basis.
The office is let to a company owned by the vendor.
Further details are available from the agents.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Strutt & Parker Harpenden
49 High St, Harpenden AL5 2SJ
01582 228213 | harpenden@struttandparker.com

National Country House Department
43 Cadogan St, London SW3 2PR
020 7591 2213 | london@struttandparker.com

@struttandparker [struttandparker.com](https://www.struttandparker.com)

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□ □ □ Denotes restricted head height
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