

Leyton Road,
Harpenden



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A distinguished Grade II listed home, with a wealth of character, five bedrooms and well-proportioned living spaces, set beside Harpenden Common

Coach Lane Cottage is a very attractive Grade II listed timber-framed home, originating from the 15th century, with later 16th-20th century additions. Its attractive façade features three gables beneath a clay-tiled roof, complemented by beautiful leaded windows, some featuring stained glass.

Inside, a wealth of character includes exposed timber framing, oak floors and impressive fireplaces. An elegant entrance hall features a carved oak staircase and cloakroom tucked to one side. Four reception spaces include dual-aspect dining and sitting rooms, each centred around an impressive inglenook fireplace. The latter also features a log-burning stove, while exposed timber framing separates an additional snug. A lobby and an office look out over an attractive courtyard. The contemporary kitchen/breakfast room combines light gloss cabinetry, granite worktops and a central island to create a contemporary space for everyday living.

Upstairs, the light-filled dual-aspect principal bedroom suite is accessed from two staircases, with an adjoining bedroom, ideal as a dressing room or bedroom 5, with an en suite shower room. Three further double bedrooms, two dual-aspect and all with built-in wardrobes, are served by a smart, contemporary family bathroom with a feature bathtub.

To the front, the house is set back behind mature, manicured hedging, with a pathway leading through a charming parterre-style box garden. A driveway leads to a private walled courtyard, accessed through double gates and providing parking for several cars, EV charging, and access to the two-storey double garage with electric door.

3,804 sq ft (353.3 sq m)
Period home
Five bedrooms
Four reception rooms
Two bathrooms
Courtyard parking and double garage
Mature gardens
Freehold

Guide price £2,195,000



The south-facing rear gardens are predominantly laid to lawn, with a terrace for al fresco dining, an array of established planting and specimen trees. Together, they create a wonderfully leafy setting. The home's distinctive layout creates a further internal courtyard providing a wonderfully stylish outdoor space for relaxing and entertaining.

Location

The property looks directly over Harpenden Common, and is in an incredibly convenient town centre location. The mainline station and excellent schools are within easy reach. The setting is one of the town's most prestigious areas.

Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks and Spencer store. It boasts an excellent selection of restaurants, coffee shops and numerous independent shops. The town is home to several outstanding state schools as well as independent schools, with further options accessible in nearby St Albans or Hemel Hempstead. Good sporting and leisure facilities include a sports centre with indoor swimming pool, rugby, tennis, bowling and cricket clubs, together with three golf courses. Cycling, riding and walking can be enjoyed in the Woodland Trust's Heartwood Forest and Rothamsted Estate.

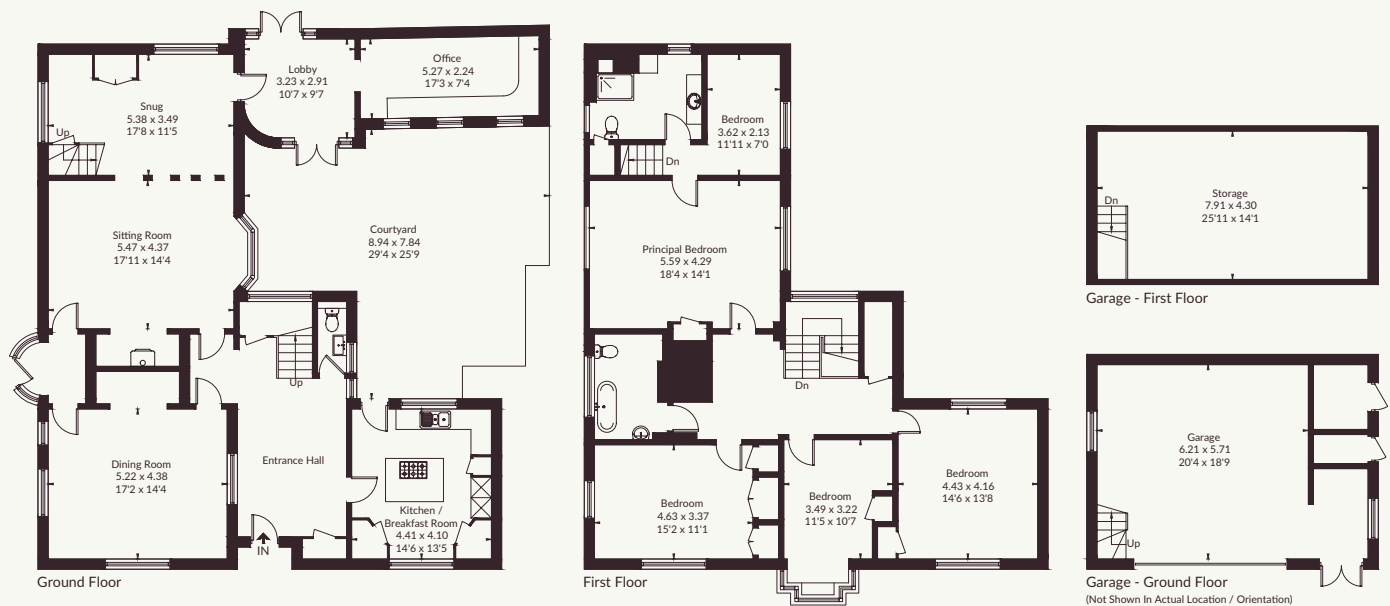
Postcode region: AL5

General

Local Authority: St Albans City and District Council
Services: Mains electricity, drainage and water. Gas-fired central heating
Council Tax: Band H
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Approximate Floor Area = 274.3 sq m / 2952 sq ft
Outbuildings = 79.2 sq m / 852 sq ft
Total = 353.5 sq m / 3804 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #114292

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