Old River Hall

Old Watling Street, Flamstead, St Albans

STRUTT &PARKER

BNP PARIBAS GROUP

A spacious and beautifully appointed character cottage in a semi-rural position, with convenient access to Harpenden and the M1.

The cottage is believed to be a former coaching inn and dates back to the 1700s, offering a wealth of character features including exposed beams, parquet floors and a brick fireplace with a wood-burning stove.

- **2 RECEPTION ROOMS**
- **3 BEDROOMS**
- **1 BATHROOM**
- **DOUBLE GARAGE**
- **GARDEN**
- **FREEHOLD**
- **SEMI-RURAL**
- **1,748 SQ FT**
- **GUIDE PRICE £850,000**

The property

Old River Hall has been beautifully modernised by the vendor, including knocking through the kitchen and dining room to make it open plan, full cosmetic redecoration and a new upstairs bathroom. The layout has excellent flow, allowing full access around the house in a circle. The inviting sitting room is an excellent size and features a wood-burning stove and a built-in media wall with shelving, cabinetry and space for a flatscreen TV. The kitchen is attractively presented with navy painted joinery, marble-effect quartz work surfaces and an island which doubles as a breakfast bar, plus a dining space making it a great room for entertaining. Behind the kitchen there is a good-size family room. There is also a utility room with space for laundry machines. Upstairs there are three good-size double bedrooms, all individually appointed with their own character, and a family bathroom with a freestanding bath and a separate shower.

Outside

Old River Hall is tucked away on a quiet lane, behind a set of electric double gates which open to a spacious brick-paved driveway. Attached to the house is a double garage which provides a wealth of storage. The rear garden faces south and has been landscaped with a large terrace overlooking the mature trees and shrubs which adds colour and interest to the outside space. To the front there is a second terrace positioned to capture the sunlight and a number of raised planters which make up a lovely kitchen garden. The good-size lawn is enclosed by a variety of specimen trees creating a wonderfully private outdoor space and there is a built-in trampoline.

Location

Old Watling Street can be found on the eastern outskirts of the popular and pretty village of Flamstead, which is just 0.9 miles away. The village offers many amenities, including a village shop and Post Office, a public house – The Spotted Dog, a pre-school and well-regarded junior school. The village has a number of community clubs and activities and is home to the famous 'Scarecrow Festival'. Harpenden is 4 miles distant and has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks & Spencer store. It boasts an excellent selection of restaurants, coffee shops and numerous independent shops, as well as a station. The property is also in the catchment for Harpenden's excellent secondary schools. Transport links are within easy reach and include both the M1 and M25 motorways and London Luton Airport. The larger towns of Hemel Hempstead, Luton and St Albans are close by with mainline stations into London St Pancras and the City.

Distances

- Flamstead 0.9 miles
- Markyate 2 miles
- M1 (Junction 9) 2.3 miles
- Harpenden 4.6 miles
- London Luton Airport 5.9 miles
- St Albans 7.2 miles
- Hemel Hempstead 7.3 miles
- Central London 30.2 miles

Nearby Stations

- Harpenden Station
- Luton Parkway Station
- St Albans City Station
- St Albans Abbey Station

Key Locations

- Rothamsted Park
- Rothamsted Manor
- Harpenden Common
- The Eric Morecambe Centre
- Heartwood Forest
- The Nickey Line
- St Albans Cathedral
- Verulamium Park
- Luton Hoo
- Knebworth House and Gardens
- Stockwood Discovery Centre
- Whipsnade Zoo
- Shaws Corner (National Trust)

Nearby Schools

- Flamstead Village School
- Claystone School
- Slip End Village School
- St Lukes School
- Markyate Village Schools and Nursery
- Brookswood Primary School
- Roundwood Park School
- Wood End
- St Hildas School
- The Kings School

Approximate Floor Area = 162.4 sq m / 1748 sq ft
Outbuildings = 29.1 sq m / 313 sq ft
Total = 191.5 sq m / 2061 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 #98862

Floorplans

Main House internal area including garage
1,748 sq ft (162.4 sq m)
For identification purposes only.

Directions

AL3 8HN

what3words: ///mixer.venue.gather – will bring you to the driveway.

General

Local Authority: Dacorum Borough Council

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

Services: Mains electricity, water, LPG, and private drainage. We understand that the private drainage at this property does comply with the relevant regulations. Further information is being sought.

Council Tax: Band G

EPC Rating: F

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