

Wilkins Green
Smallford



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A three-bedroom character home with various splendid period details, in a peaceful rural setting within easy reach of St. Albans and Hatfield

Forge Cottage is a delightful period home that offers elevations of white render and painted timber cladding, while inside there are exposed beams, brick-built fireplaces, and various other attractive features.

The main reception room is the impressive 27ft sitting room, with its wooden flooring, fireplace fitted with a woodburning stove and ceiling and vertical timber beams. The room offers space for two distinct sitting areas, or a sitting area and a family dining table, while there is also an adjoining formal dining room with terracotta tiled flooring and French doors opening to the gardens. Additionally on the ground-floor, the kitchen is fitted with wooden units to base and wall level, as well as an integrated oven, induction hob, and extractor hood, while the utility room provides further space for home appliances.

Upstairs, the open landing area leads to three well-presented bedrooms, all of which have understated, neutral styling. The first floor also has a family bathroom with a bathtub and a separate shower. Additional accommodation is available in the separate annexe, which is ideal as an office space, but could be converted to a studio apartment if necessary. It includes a large dual-aspect room with a modern kitchenette.

Outside there are southeast-facing gardens, which are enclosed and sheltered by mature trees and tall hedgerows for a sense of peace and privacy. The brick block paver driveway provides access and parking space in front of the annexe, while the gardens include an area of lawn and a sunny patio for al fresco dining. At the side there is a separate meadow area with a greenhouse and a storage shed, which could be ideal for use as a kitchen garden.



Location

The property is situated in a peaceful and convenient location in Smallford, four miles east of St. Albans' city centre and close to Hatfield, meaning there are a wealth of amenities in proximity, including shopping and leisure activities. St. Albans City mainline station, with its fast through services via St Pancras International to the City (19 mins), Gatwick and beyond, is also nearby. Road users enjoy easy access to the M1, M25 and the A1(M) and to the airports at Heathrow, Luton, and Stansted. Excellent state and public schools are within easy reach, as are the public parks at the Wick and Bernards Heath as well as extensive local amenities at the Quadrant in Marshalswick.

Postcode region: AL4

General

Local Authority: St Albans City & District Council

Services: Mains electricity, water & private drainage which we understand is compliant with current regulations

Council Tax: Band G

EPC Rating: F

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

1,558 sq ft (145 sq m)

2 reception rooms

3 bedrooms

1 bathroom

Outside parking

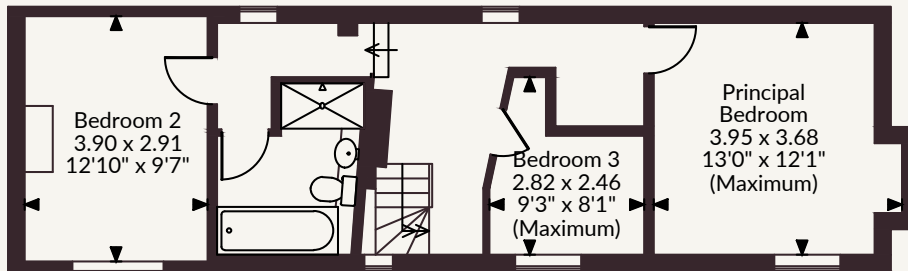
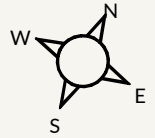
Garden

Freehold | Village

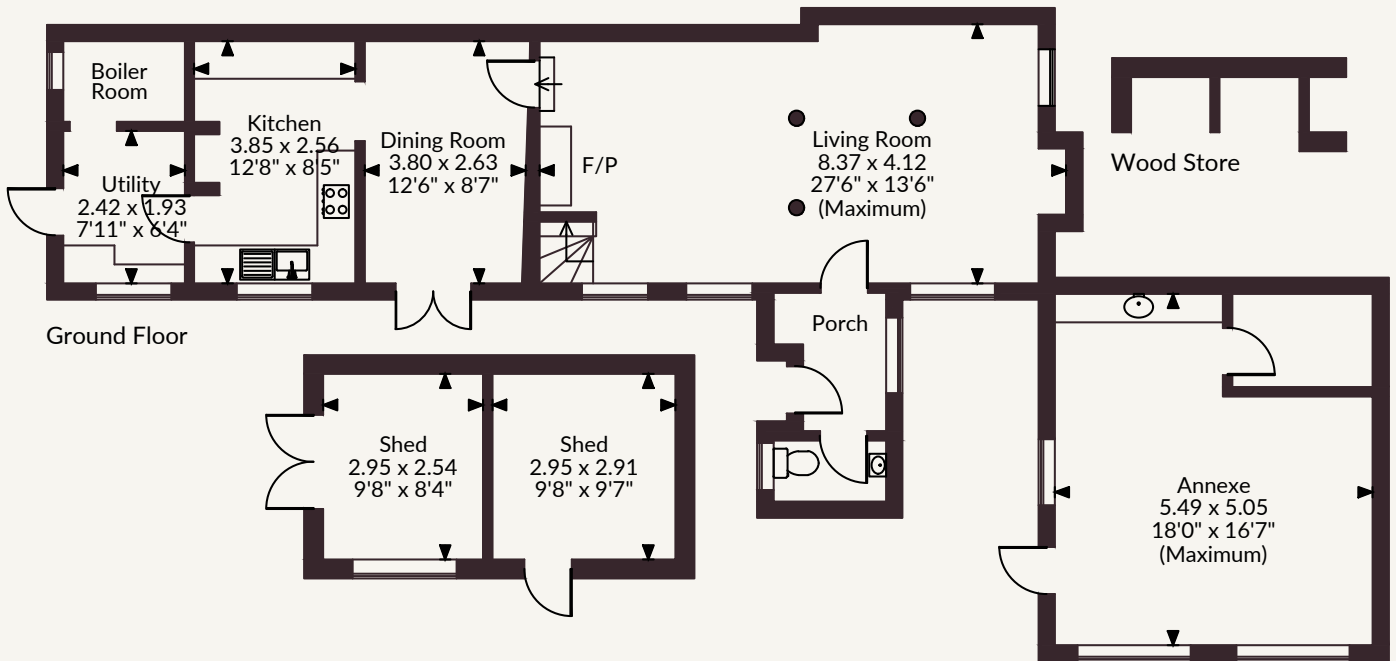
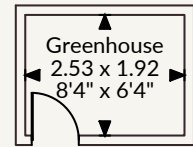
Guide price £925,000



Forge Cottage, Wilkins Green, Smallford, St. Albans
 Main House internal area 1,255 sq ft (117 sq m)
 Annexe internal area 303 sq ft (28 sq m)
 Shed/Greenhouse internal area 230 sq ft (21 sq m)
 Total internal area 1,788 sq ft (166 sq m)



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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St Albans

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