

4 Bedrooms



2 Bathrooms



3 Receptions



Private Garden



Garage & Driveway



EPC Band C

Council Tax Band: F £3,383.72 (25/26)

Local Authority: St Albans District Council





Cooters End Lane, Harpenden, AL5 3NR Guide price of £1,500,000

Characterful 4-bed barn conversion in exclusive development, semi-rural setting, near Harpenden's schools and amenities.

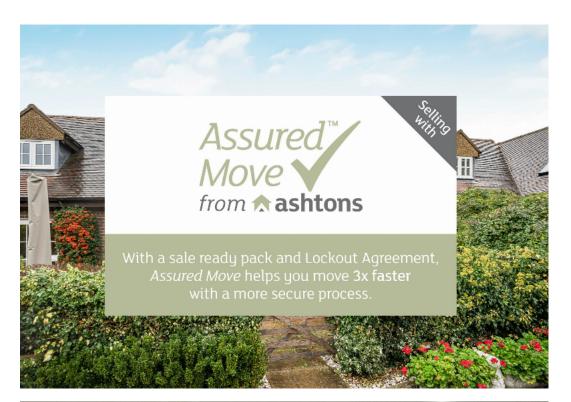
Description

Converted in 2002, this exceptional barn conversion blends contemporary luxury with timeless character, creating a peaceful and highly desirable setting. The beautifully presented interiors offer versatile accommodation, starting with an inviting entrance leading to a stunning living room featuring a galleried landing and charming views over the front garden. The spacious kitchen and dining area provide an ideal space for everyday living and entertaining, while a separate family room with an impressive inglenook fireplace offers warmth and comfort, complemented by garden views. Upstairs, the principal bedroom boasts an elegant en suite bathroom. A beautifully fitted family bathroom includes both a bath and separate shower, serving two additional bedrooms. An adjoining room to the main suite is perfect for a nursery, dressing room, or home office. Outside, the delightful garden is accessible from the kitchen area. Opposite, gated access leads to landscaped grounds with a lawn, summer house, and garden workshop or office, set against Hertfordshire's picturesque views. Ample parking and a large garage with storage complete this outstanding home.

Location

Cooters End Hill Barn forms part of an exclusive development of similar style properties. Accessed of Cooters End Lane this truly gorgeous setting offers the most tranquil views over the rolling Hertfordshire countryside.

Assured move - This property is sold with the benefit of Assured Move from Ashtons Assured Move has been designed specifically to speed up property transactions, reduce stress and create more certainty for both buyers and sellers. With Assured Move the timeframe from sale agreed to exchange of contracts can potentially be halved as the legal work is undertaken in advance of the sale. Upon acceptance of your offer, you will be requested to make a non-refundable payment of £395 plus VAT for the legal pack. The pre-approved legal pack issued to the buyer's solicitor includes: - Land Registry Title Document - Land Registry Title Plan - Pre-prepared Sale Contract - Property Information Form (TA6) - Fittings and Contents Form (TA10) - Personal Search - The pack also contains an exclusivity agreement granting the buyer a pre-agreed period of exclusivity to buy the property and preventing the seller from selling to anyone else. The payment does not form part of the purchase price, and a copy of the Reservation and Exclusivity Agreement is available upon request from Ashtons. You are advised to take legal advice before entering into the Agreement.











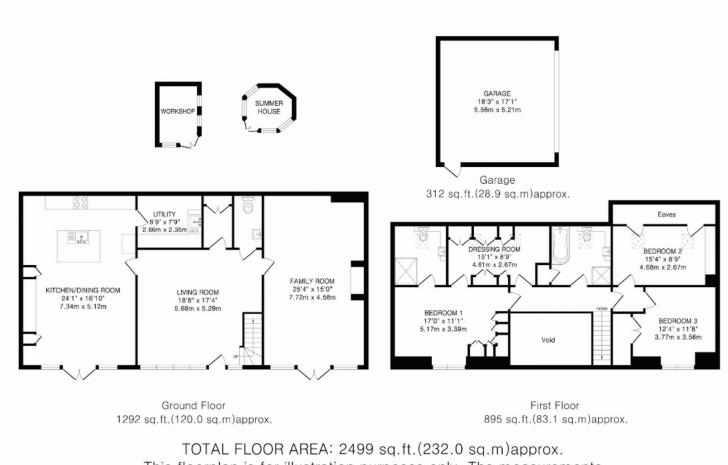












TOTAL FLOOR AREA: 2499 sq.ft.(232.0 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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