



3 bedrooms



1 bathroom



2 receptions



West-Facing



Residents Parking

Freehold

Council Tax Band:
F £3,260.30 (2025/2026)

Local Authority:
St Albans City & District Council



Rare chance to own a historic Grade II Listed home on Holywell Hill, St Albans. Features spacious accommodation spread over four floors.

Description

Located in one of St. Albans' most desirable areas, c1590, Pickwick House is among the city's oldest properties, blending historic charm with a central location in the Conservation Area. Stone steps lead to the entrance hall, accessing a lovely reception room with a high ceiling, large sash window, and brick fireplace. The open-plan room has slate flooring, underfloor heating, serves as a further reception space and kitchen featuring freestanding oak cupboards, an electric AGA, and Butler Sink. Stairs lead to a fully tanked basement currently used as a third bedroom. Upstairs is a stunning principal bedroom with a vaulted ceiling, beautiful exposed timbers, a second charming bedroom with similar architectural features, a mezzanine study, and loft access. The bathroom boasts a clawfoot bath and walk-in shower. The west-facing rear garden is accessible from the kitchen, offering a relaxing space with flint walls, designed to maximise sunlight.

Location

Prime St Albans location, close to city amenities, top schools, Abbey, Verulamium Park, and Westminster Lodge. Less than a mile to the mainline station with fast links to central London.

Buyers Information

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.









Basement 140 sq.ft.(13.0 sq.m)approx. Ground Floor 566 sq.ft.(52.5 sq.m)approx. First Floor 479 sq.ft.(44.4 sq.m)approx. Mezzanine Floor 133 sq.ft.(12.3 sq.m)approx.

TOTAL FLOOR AREA: 1318 sq.ft.(122.2 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.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.