



4 bedrooms



2 bathrooms



3 receptions



Private Garden



Off-Street

Freehold

Council Tax Band:
F £3,223.28 (2024/25)

Local Authority:
Dacorum



 **ashtons**
for life's great moves

High Street, Markyate, St. Albans, AL3 8PF
Offers in excess of £700,000

Stunning Grade II listed former pub, now a charming four-bedroom family home, bursting with character.

Description

This delightful period home, dating back to 1850, offers spacious accommodation over three floors with character features throughout. A quarry-tiled hallway leads to a large sitting room and snug, both with original etched windows, period fireplaces, wood flooring and cast-iron radiators. A study off the sitting room has back-lit built-in shelving and a period fireplace. The modern kitchen/diner, with cream units and granite work surfaces, is the heart of the home. An inner hallway gives access to the garden and a guest cloakroom. The first floor has three double bedrooms, all with period fireplaces, sash windows and high ceilings, served by a luxurious bathroom with twin basins, a large bath, and wet-room shower. The second floor boasts a master suite with countryside views, walk-in wardrobe, and shower room. Outside, a raised deck, private garden, converted dining outbuilding, and large cellar offer great space, with planning permission to extend into a habitable room via a spiral staircase from the study.

Location

Located at the north end of High Street in Markyate, a picturesque village in Hertfordshire with a primary school, shops, and eateries. Close to M1, M25, Luton Airport, and rail links. In catchment for Harpenden's excellent schools.

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.









This floorplan is for illustrative purposes only. The measurement and position of each element is 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.