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Cassidy
& Tate
Your Local Experts



Award Winning Agency

www.cassidyandtate.co.uk



SMALLFORD COTTGE

ST ALBANS

AL4 0TP

Guide Price £1,350,000



All The Ingredients Needed For A Fabulous Lifestyle

A Grade II listed detached farmhouse sitting in grounds and paddocks of approximately seven acres overlooking stunning countryside. The farmhouse, thought to date back to the mid 15th century boasts original character and provides a truly impressive family home. The farmhouse enjoys generous accommodation to include four reception rooms, kitchen/breakfast room, scullery and master bedroom with en-suite bathroom and dressing room. On the first floor are three further bedrooms and a family bathroom. Smallford Cottage has a number of adjacent outbuildings including six stables, two barns, tack room, field store, stable office, three paddocks and an impressive manège. The property also features several garages, carport and a detached cottage comprising open plan lounge/ diner with feature vaulted ceiling and open fireplace, one double bedroom, private rear garden and parking.



Perfect Fusion of Location And Way of Living

Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



Specialists in Bespoke Properties

- Stunning Grade II Listed
- Approximately Seven Acres
- Six Stables, Two Barns, Three Paddocks
- An Impressive Manege
- Adjacent Detached Cottage
- Several Garages & Carport
- Countryside Views
- Chain Free

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

