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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



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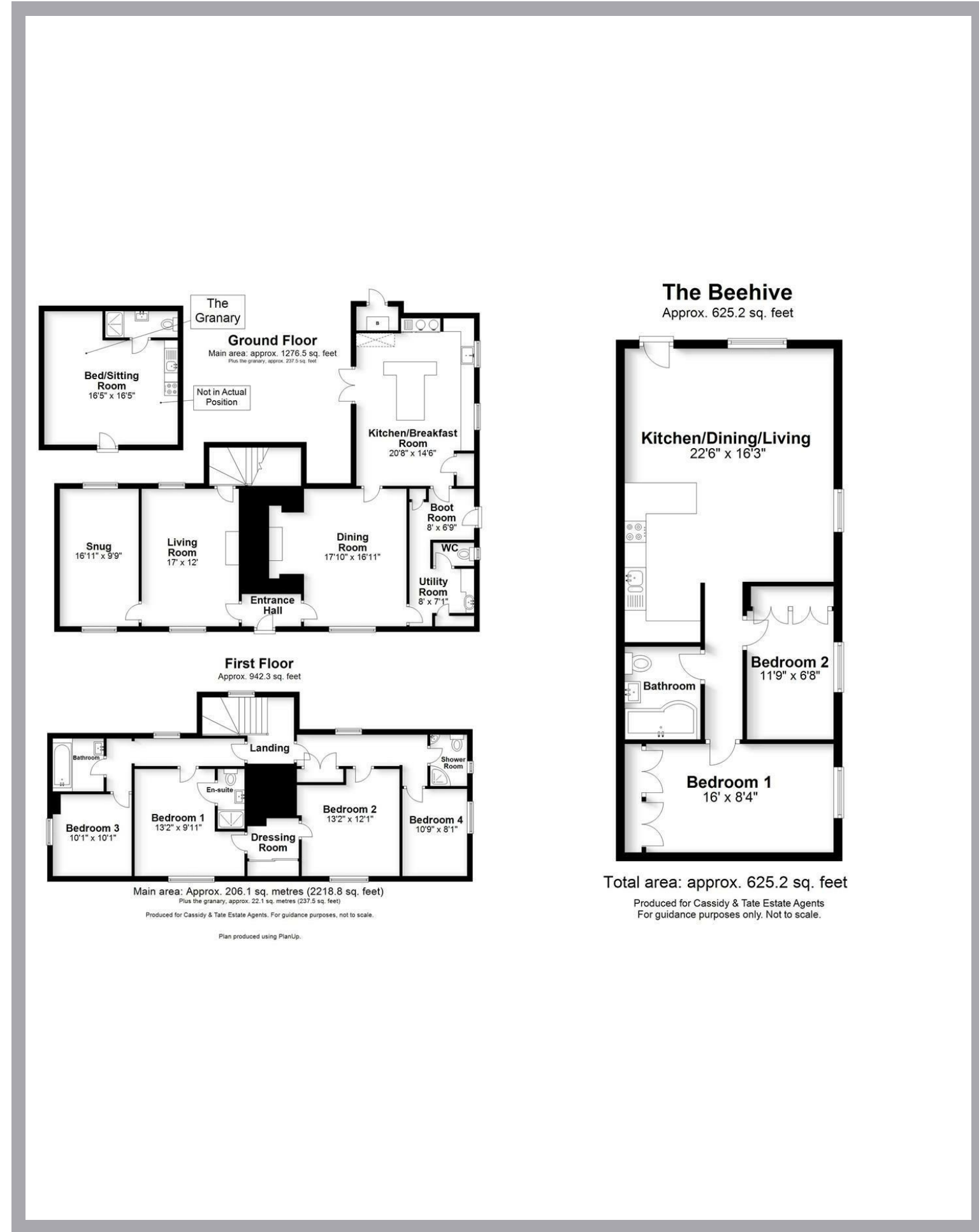
SLEAPSHYDE LANE  
ST. ALBANS  
AL4 0SE

Offers In The Region Of £2,000,000



# All The Ingredients Needed For A Fabulous Lifestyle

A rare opportunity to purchase a substantially refurbished Grade II listed farmhouse offered for sale to include a separate Granary/Home Office and also a detached self contained dwelling/annex. This picturesque gated development enjoys a semi rural location nestled within the pretty hamlet of Sleepshyde. The farmhouse offers an abundance of character features to include exposed beams and timbers whilst being significantly improved by the current owners having been recently rewired and replumbed. On the ground floor, there is an impressive new kitchen/breakfast room with vaulted ceiling and direct access to the garden and a separate utility area and cloakroom. The kitchen leads to three main reception rooms to include living room with Inglenook fireplace, a spacious lounge with fireplace and staircase to the first floor and a dual aspect dining room. On the first floor, there are four bedrooms with en suite and dressing room to the main bedroom, new bathroom and separate new shower room. Outside, there is a pleasant west facing rear garden and ample parking available to the front and side. The converted Granary to the side would be ideally served as an office or gym whilst the additional detached two bedroom 'Beehive' consists of an open plan new kitchen/lounge with direct access to private rear garden, two bedrooms, bathroom and parking. This idyllic location on the fringes of St Albans is just a short walk to the popular Plough pub/restaurant and it is unusual to find a scenic and remote location which is in such close proximity to amenities and transport links. The nearest railway stations are at St. Albans, Hatfield and Welham Green. For the vehicle user, the A1001, A414, the A1 (M) and the M25 are all easily accessible.



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

# 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

- Refurbished Listed Farmhouse
- Detached Annex/Office
- Private Gated Development
- Stunning Rear Garden
- Separate Two Bedroom Mews
- Popular Hamlet
- Ample parking
- Semi Rural Location

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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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