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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

THE GREEN  
PETERS GREEN  
LU2 9QP

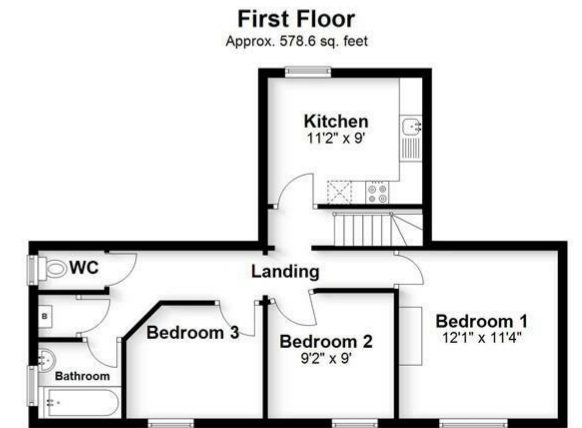
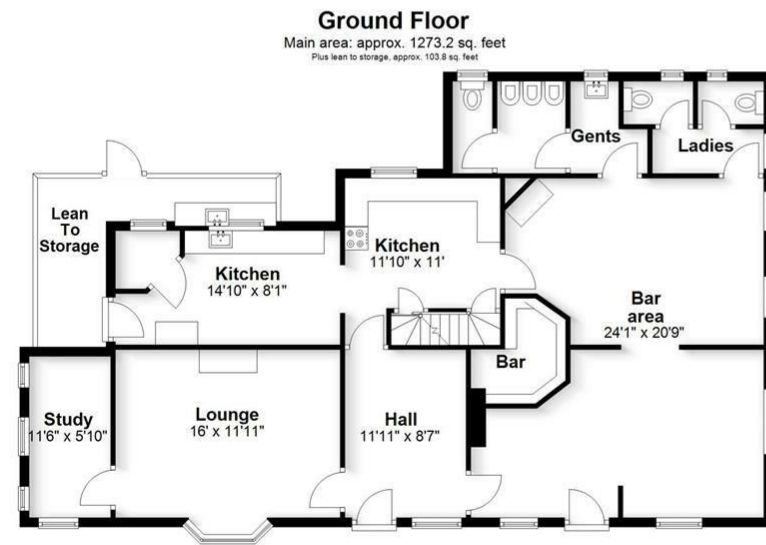
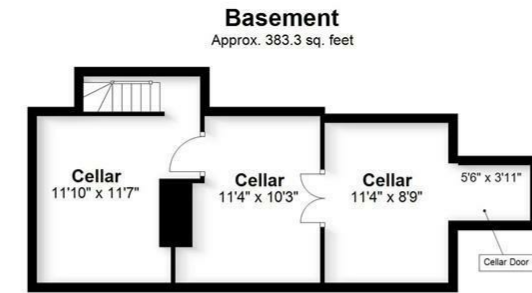
Price Guide £800,000

EPC Rating: E Council Tax Band:



# All The Ingredients Needed For A Fabulous Lifestyle

Nestled in the charming hamlet of Peters Green which is notably mentioned in the Domesday Book, this remarkable public house presents a unique opportunity for conversion stpp. Spanning an impressive 2,235 square feet, providing ample space for both relaxation and entertainment. One of the standout features of this property is the large cellar, which presents a wealth of possibilities. This space could be transformed into a wine cellar, a games room, or even additional storage, catering to your personal needs and preferences. Parking will never be an issue, as the property offers ample parking, making it perfect for those who enjoy hosting gatherings or have multiple cars. The generous outdoor area further enhances the appeal, providing a lovely setting for outdoor activities or simply enjoying the fresh air. The property enjoys a prominent position, serving as a focal point of the village, and offers delightful west-facing views over the village green, perfect for enjoying picturesque sunsets. The tranquil surroundings of Peters Green enhance the appeal of this residence, making it an ideal retreat from the hustle and bustle of city life whilst still being very well connected being 2 miles from Harpenden, from there you can commute on the Thameslink service trains to London in under an hour, less than 10 minutes drive to junction 10 of the M1. This property is not only a piece of history but also a canvas for your imagination, allowing you to create a bespoke living space in a community steeped in heritage. Whether you are looking to invest in a unique home or seeking a project with potential, this property is a rare find that should not be missed.



Main area: Approx. 207.6 sq. metres (2235.1 sq. feet)  
Plus lean to storage, approx. 9.6 sq. metres (103.8 sq. feet)  
Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

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

- stunning setting
- public house for conversion
- historic building
- freehold
- desirable village location
- subject to planning
- beautiful outdoor space
- dream home

| 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 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

