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Cassidy
& Tate
Your Local Experts



Award Winning Agency



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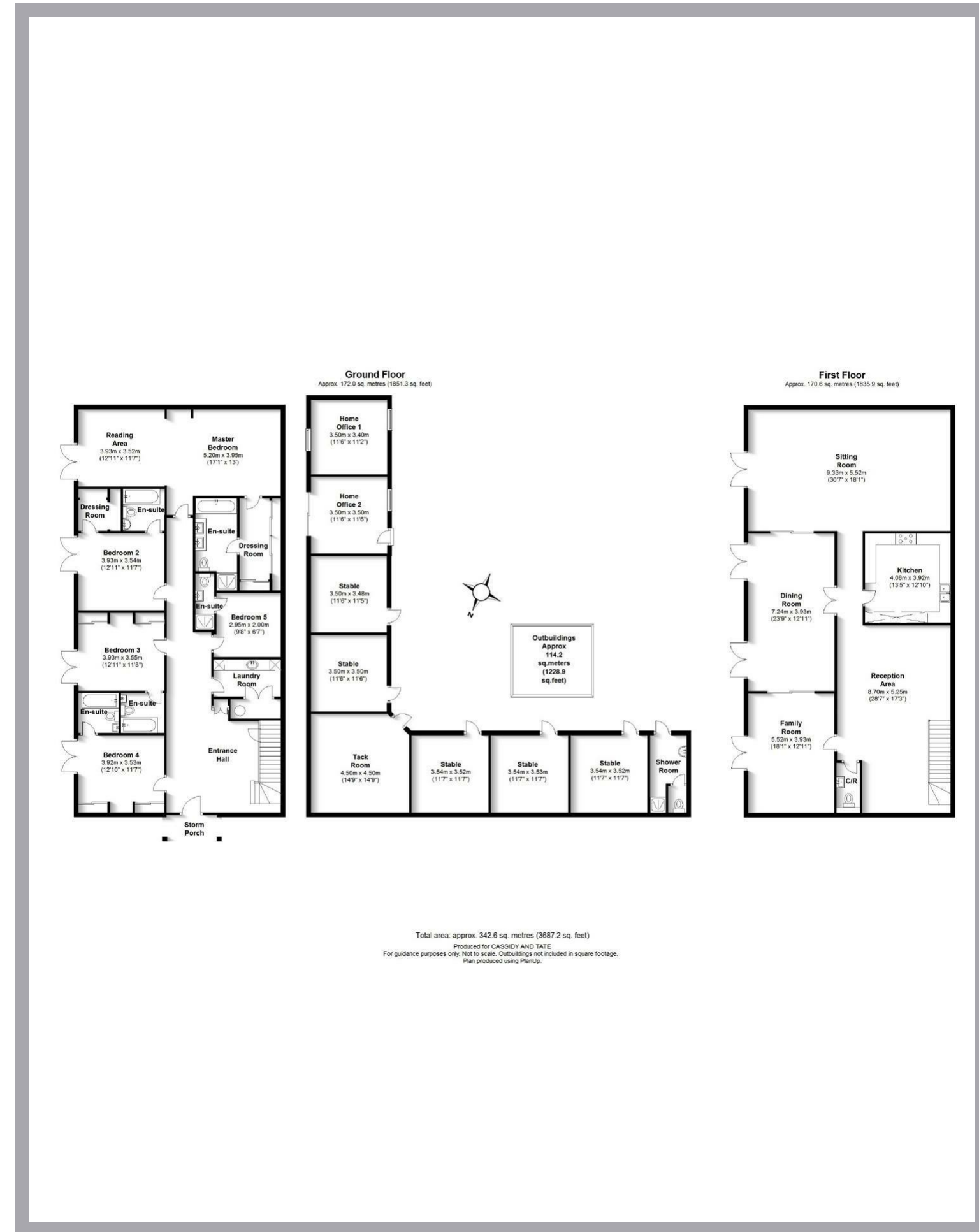
Guide Price £2,000,000

EPC Rating: G Council Tax Band: TBC



All The Ingredients Needed For A Fabulous Lifestyle

Set amidst a background of sweeping farmland, is this one of a kind treasure, a five double bedroom, detached new barn conversion which has been lovingly converted by the current owner. The building has been transformed into a modern, contemporary home, where the sense of volume and openness of the original space has been retained. A unique barn conversion with beautifully presented accommodation provides plenty of room, finished with a stylish decor that blends with high quality fixtures and fittings, plus state of the art luxuries, all possessing an elegant ambience. Five en-suites and a stylish kitchen are supplied by 'Porcelanosa'. Four comfortable reception rooms flow and connect beautifully, allowing for open or separate living and a stunning outlook over countryside where you can watch roaming wildlife from the comfort of your seat. The barn together with adjacent paddock and stables sits upon approx 4.5 acres of farmland within a tranquil, semi rural location, but yet still close to Harpenden Town Centre.



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

- New Style Barn Conversion
- Five En-Suites
- Cloakroom & Utility Room
- Approx 4.5 Acres
- Five Double Bedrooms
- Four Reception Rooms
- Courtyard & Stables/Offices
- 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	



