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The beautifully simple new way to sell your home

Norrington End, Redbourn, St Albans

This superb detached property has considerable period character, yet combines this with state-of-the-art modernity, including stylish open-plan living spaces overlooking the beautifully landscaped large gardens. No chain.

£750,000

01992 87 85 80

Overall Description

This most impressive detached property, formerly a part of Norrington End Farm, was built in 2007/8 using the materials from the period farmyard barn that it replaced and the combination of the original materials (flint, brick, oak beams, glass, clay tiles) definitely adds to its aesthetic appeal. The property was designed to echo the original barn in its overall look, but is the height of modernity in so many other ways, such as with its light and open-plan living spaces, stylish contemporary kitchen with brushed aluminium work-tops and its under-floor heating, run by a very efficient ground-source heat pump. The two main living rooms and the kitchen are open-plan and have really pleasant views across the gardens, with French doors leading directly onto the front patio from the sitting room. There is a separate utility room and downstairs cloakroom. Upstairs there are three bedrooms, as well as a bathroom and separate shower room. The gardens have been attracively landscaped with a wooden walkway leading to a timber raised area of decking over the pond. Further on is a good-sized area of lawn and small orchard, with plenty of space to grow vegetables or keep chickens, if living a more rural lifestyle is your thing. The carriage driveway has ample parking space for six or more cars. Sure, you can hear a bit of road noise in the garden, after all, you cross a bridge over the M1 to get to the property, but the house has very modern and efficient double-glazing and so we would advise you to come come and see for yourselves as the pros of this amazing property far out-weigh any potential cons. To watch our Virtual Video Guided Tour please search for "Flint Barn, Redbourn" on You Tube and do follow our You Tube Channel for more stunning homes. The property is being sold with no onward chain.

Location

The property sits in the small hamlet of Norrington End (AL3 7QN) surrounded by Hertfordshire countryside and around 200 yards west of the M1 Motorway down a lane that runs down the back of the Herts Show Ground. There are other good transport links in the local area with Harpendon railway station on the Thameslink line providing regular trains south via St Albans to London St Pancras and north to Luton airport. Redbourne is around a five minute drive away and has a very good selection of shops, supermarkets and other amenities with St Albans and Harpenden only ten minutes away by car. There are good schools in the local area including Redbourn Primary and St Lukes School (special needs) which are both accessible by footpath in around 20 minutes. The local countryside is perfect for keen cyclists or dog-walkers with plenty of footpaths and bridleways to explore. The site is also bordered by mature woodland on two sides making it feel more private.

Accommodation

From the driveway a path leads around to the wooden front door into the:

Entrance Hall

Window to side. Doorway with glass panels to the sitting room. Tiled floor. Stairs to first floor. Glazed door to cloakroom and utility.

Downstairs Cloakroom 4'8 x 3'10 (1.42m x 1.17m)

Frosted window to side. Low-level WC. Wash-hand basin. Tiled floor. Airing cupboard with hot-water tank and Kensa ground-source heat pump.

Utility Room 7'2 x 4'10 (2.18m x 1.47m)

Frosted window to rear. Work-top with storage cupboard. Space and plumbing for washing-machine and tumble-drier. Tiled floor.

Sitting Room 19'2 x 14'8 (5.84m x 4.47m)

Bay window with French doors to front overlooking the gardens. Wood-burning stove on a stone plinth. Exposed beams. Tiled floor. TV aerial point. Open-plan into the:

Dining Room 15' x 10'6 (4.57m x 3.20m)

Vaulted ceiling with two sky-lights. Windows to front and back. Fitted cupboard units. Tiled floor. Open-plan into the:

Kitchen 17'5 x 12'7 (5.31m x 3.84m)

Kitchen units with brushed stainless-steel work-tops including Breakfast Bar. Eye-level oven and microwave with electric hob and stainless-steel extractor over. Tiled floor.

First Floor 14'8 x 4'2 (4.47m x 1.27m)

From the hall stairs lead up to the first floor landing.

Master Bedroom 14'6 x 9'11 (4.42m x 3.02m)

Vaulted celing. Large picture window with views across the garden. Fitted wardrobe with clothes rails.

Bathroom 9'2 x 4'6 (2.79m x 1.37m)

Velux window to front. Panel bath with shower attachment. Low-level WC. Vanity unit with wash-hand basin and cupboard beneath. Modern heated towel-rail. Half-tiled walls. Wood-effect vinyl floor.

Bedroom Two 13'10 x 8'7 (4.22m x 2.62m)

Window to side.

Shower Room 8'3 x 7'10 (2.51m x 2.39m)

Velux window. Double shower cubicle. Low-level WC. Wash-hand basin. Tiled walls. Modern heated towel-rail.

Bedroom Three 12'5 x 9'7 (3.78m x 2.92m)

Window to side. TV aerial point.

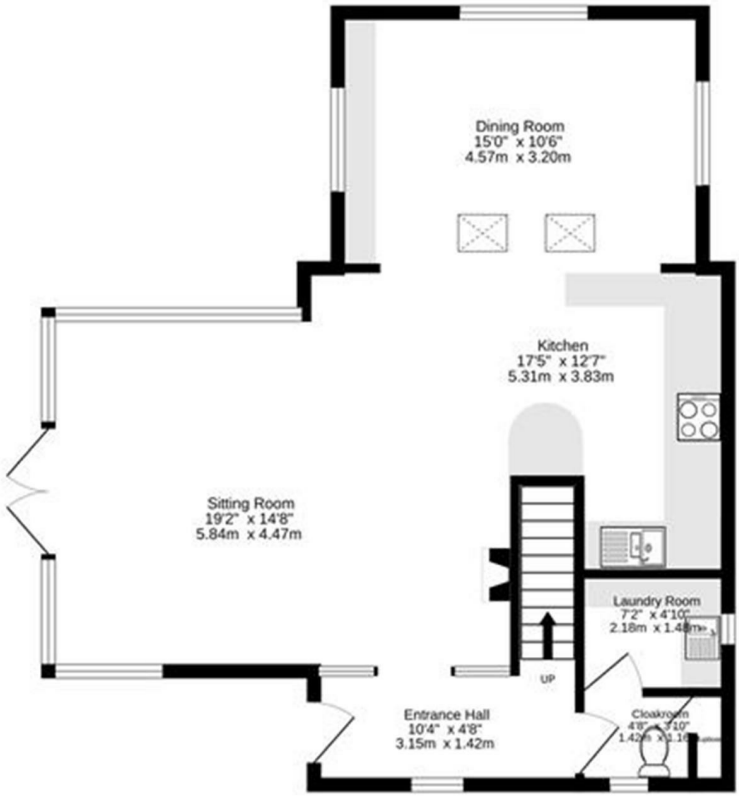
Outside

The property is approached up a narrow no-through lane with passing places and over a metal bridge crossing the M1 which arrives at a small hamlet a couple of hundred yards further on. The property has a gateway opening into a large gravel driveway with ample parking space which in turn leads to a second gate back onto the lane. The gardens in front of the house have been attractively landscaped with a raised wooden walkway leading to a timber decking area over the large pond with attractive gravel borders. The rest of the large gardens are mainly laid to lawn with a small area of orchard (4 apple trees, 2 plums, 2 pears - all mature). POLYTUNNEL.

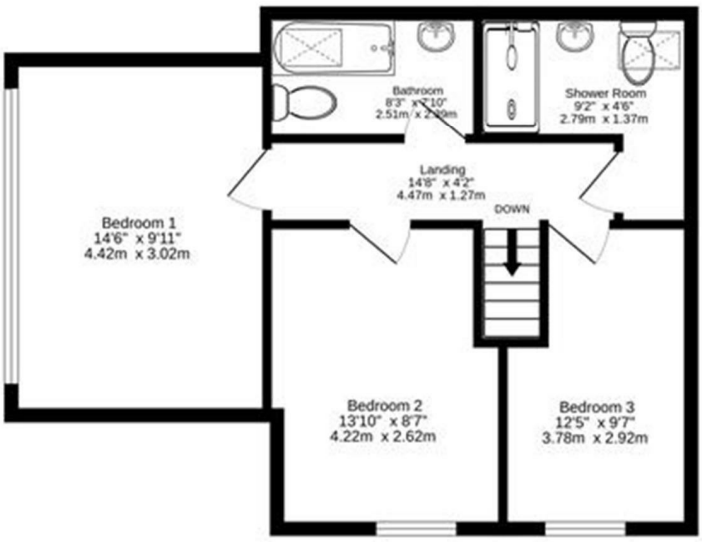
Services and Other Information

Mains water and electricity. Ground-source heat pump runs the under-floor heating and hot-water tank. Private drainage (Septic Tank on neighbouring property and shared with 3 other houses - annual cost to empty around £200 each). Council Tax Band: G.

Ground Floor
677 sq.ft. (62.9 sq.m.) approx.



1st Floor
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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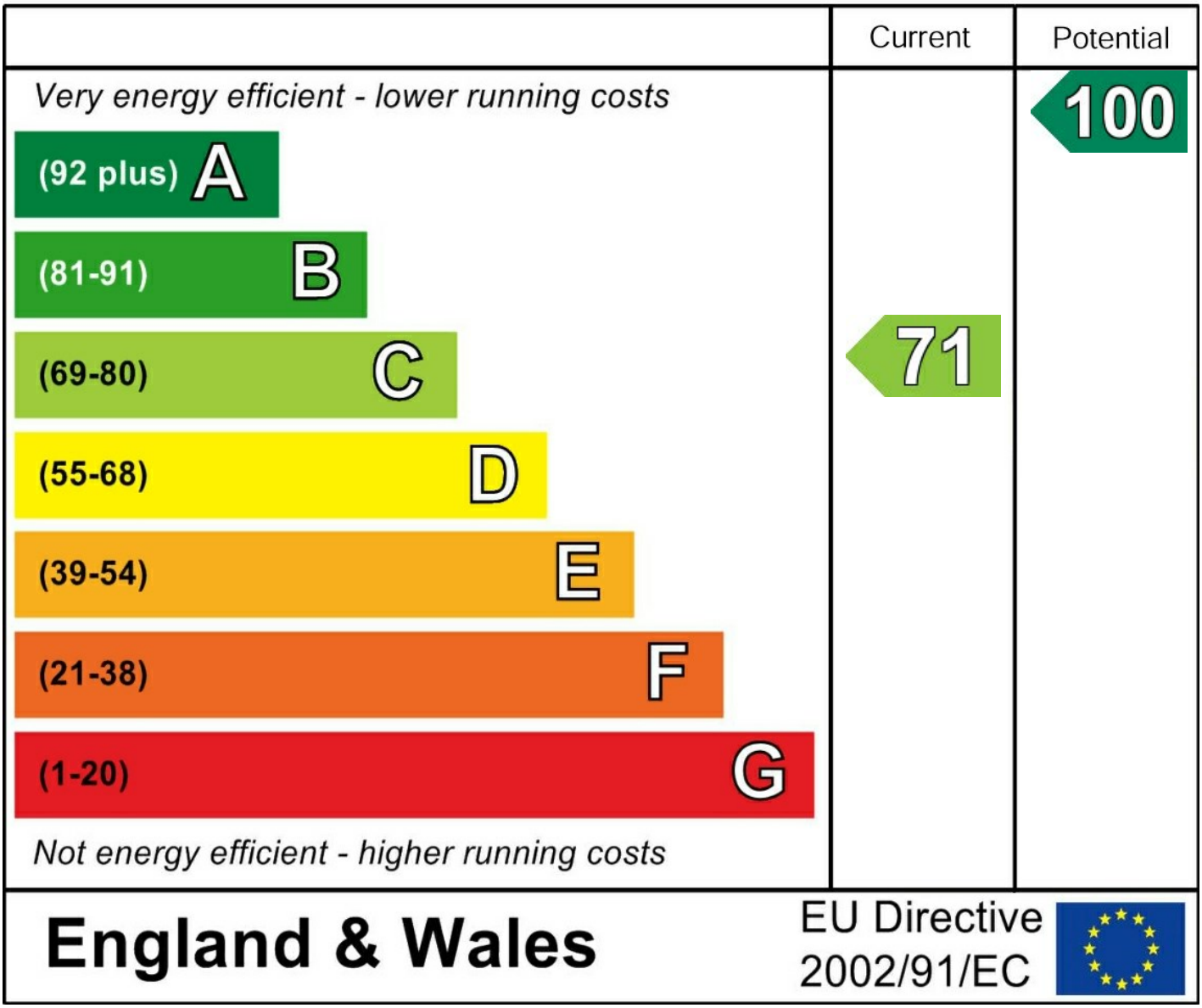
Energy Efficiency Rating



Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.

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