



Valley Farm Valley Lane
St. Albans, AL3 8AT

Guide price £2,000,000



3



3



4



D

Valley Farm Valley Lane

St. Albans, AL3 8AT

Substantial, detached country residence set within approximately 19 acres of land including gardens, paddocks and grazing land, occupying a peaceful and private rural setting surrounded by beautiful open countryside.

Main house of circa 2,900 sq ft offering spacious and versatile accommodation with scope for further improvement and extension (STPP). Generous room sizes, farmhouse style kitchen and principal reception areas with attractive views across the surrounding grounds and countryside.

Externally, the site is complemented by a range of barns and outbuildings providing excellent storage, workshop space and flexibility for a variety of uses including rental investment. The size of the plot, combined with the existing buildings and rural setting, may also offer potential for alternative uses, conversion or future development (STPP).

Valley Farm represents a rare opportunity to acquire a versatile lifestyle property offering privacy, land and long term potential.

Entrance Hall

Living Room

24'4" x 14'6" (7.42 x 4.42)





Conservatory
24'4" x 19'5" (7.42 x 5.94)

Dining Room
14'6" x 16'6" (4.43 x 5.03)

Kitchen/Breakfast Room
17'5" x 13'6" (5.31 x 4.13)

Utility
6'7" x 7'9" (2.01 x 2.37)

Conservatory
23'3" x 14'7" (7.10 x 4.45)

Galleried Landing

Bedroom One
16'9" x 13'7" (5.12 x 4.16)

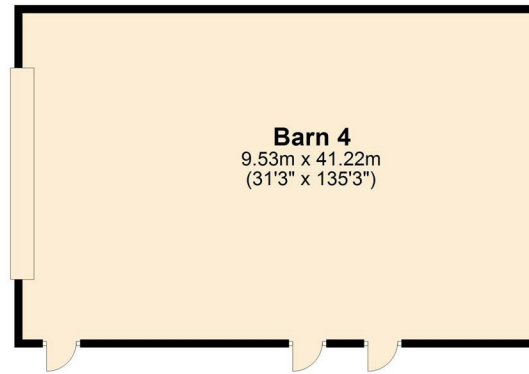
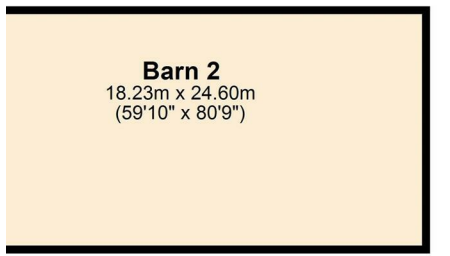
En-suite

Bedroom Two
12'5" x 17'10" (3.81 x 5.44)

En-suite

Bedroom Three
15'1" x 14'3" (4.62 x 4.35)

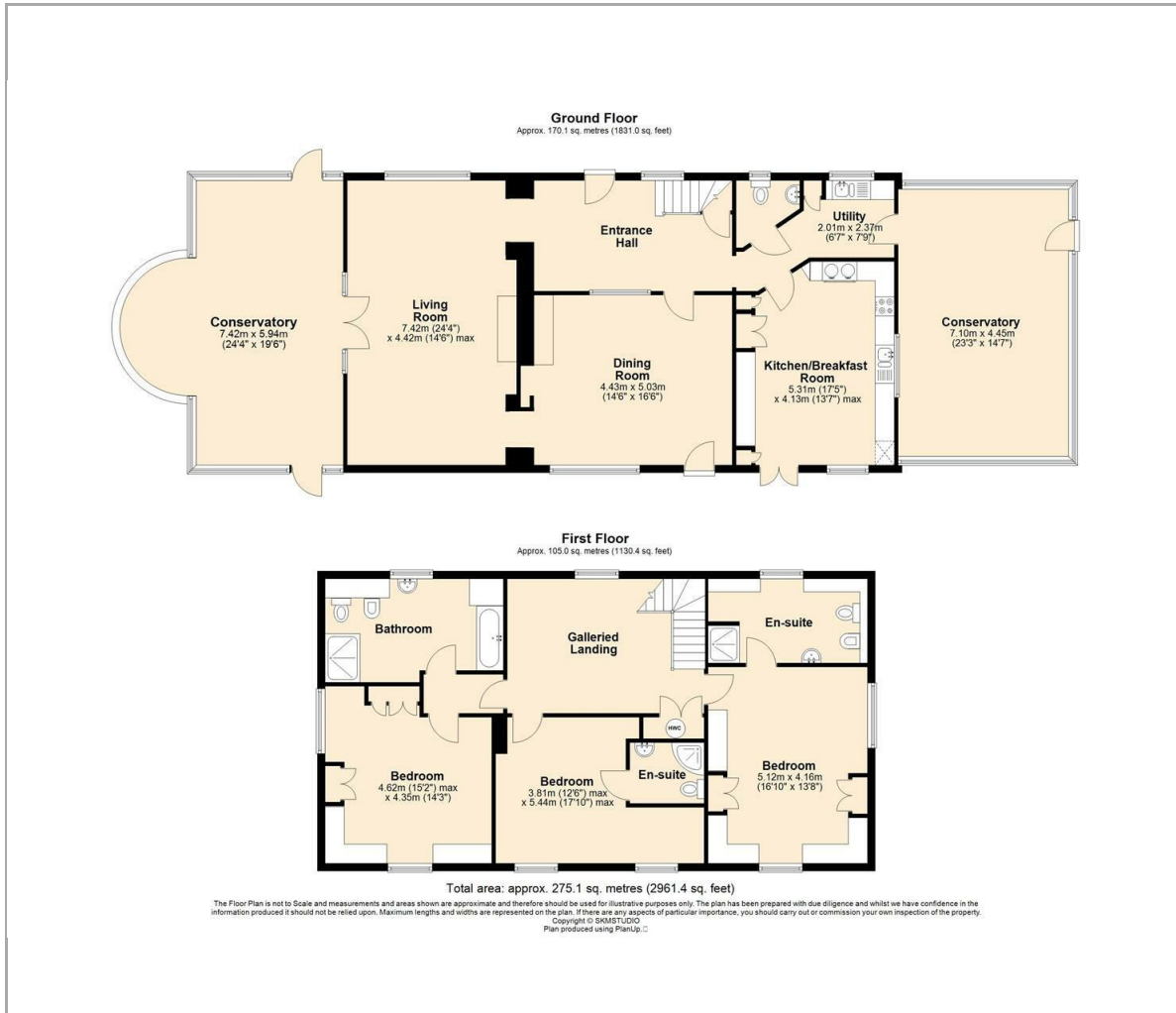
Bathroom



Total area: approx. 1304.2 sq. metres (14037.9 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

Floor Plan

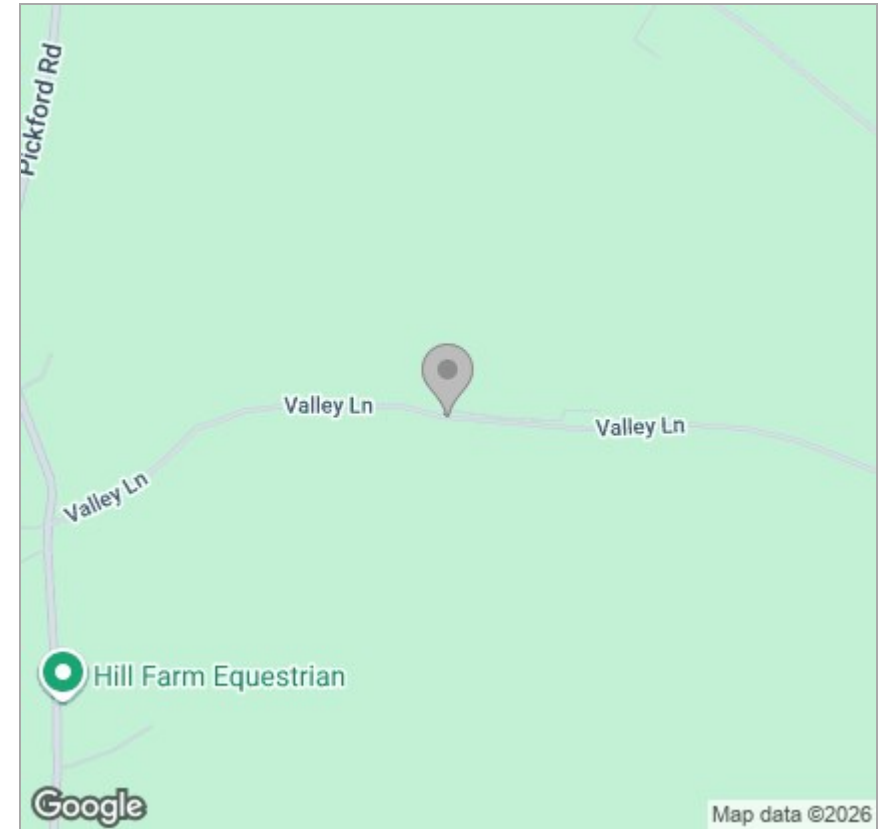


Viewing

Please contact our Whittaker & Co. Office on 01582 761500 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

