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Lavender Cottage
Flamstead | Hertfordshire

Lavender Cottage

4 High Street

Flamstead

Hertfordshire

AL3 8BS

A Grade II Listed 18th Century two double bedroom Cottage situated in the heart of the idyllic Hertfordshire village of Flamstead, offered for sale with no onward chain.

Positioned along the popular Hertfordshire High Street of Flamstead, Lavender Cottage is believed to have formerly stood as two separate cottages dating back to the 1700's. Today, this double fronted Grade II Listed two bedroom cottage boasts a wealth of character features throughout such as exposed beams and brickwork, and benefits from two double bedrooms, separate reception rooms, and a south facing private courtyard garden. The cottage is within walking distance to local amenities within the village such as the village Post Office, pub/restaurants and good schooling. Flamstead also provides excellent access via both road and rail links to London, with a short distance to the M1 (Junction 9 approx. 1.4 miles), and an efficient Thameslink rail service from Harpenden into St. Pancras in under 30 minutes.

Entering this charming character cottage, the entrance door opens into a separate sitting room which features exposed beams and a brick surround fireplace with a log burning stove. To the rear of the sitting room, a stable door gives access out onto the private courtyard garden. Adjacent to the sitting room is a separate dining room which also features exposed beams, exposed brick and a feature fireplace. To the rear of dining area, a door leads to the separate kitchen to the rear of the property, The kitchen is fitted with a range of base and wall mounted units, integral oven with electric hob and space for white goods.

Stairs from the dining room rise to the first floor landing. The master bedroom is a generous sized double bedroom and features exposed brick and beam with high ceilings. The second bedroom is also a double sized bedroom with built in storage, and features exposed floorboards and an original fireplace. The family bathroom is tiled half height and is fitted with a low level w.c, pedestal wash hand basin, and a free standing bath.

Externally, a picket fence runs parallel to the front of the cottage with gated access leading to a low maintenance cottage style front garden and the main entrance. To the side is a wood clad outbuilding. A stable door via the sitting room leads out to a south facing private courtyard garden with raised flower beds, and a designated seating area which is ideal for entertaining.



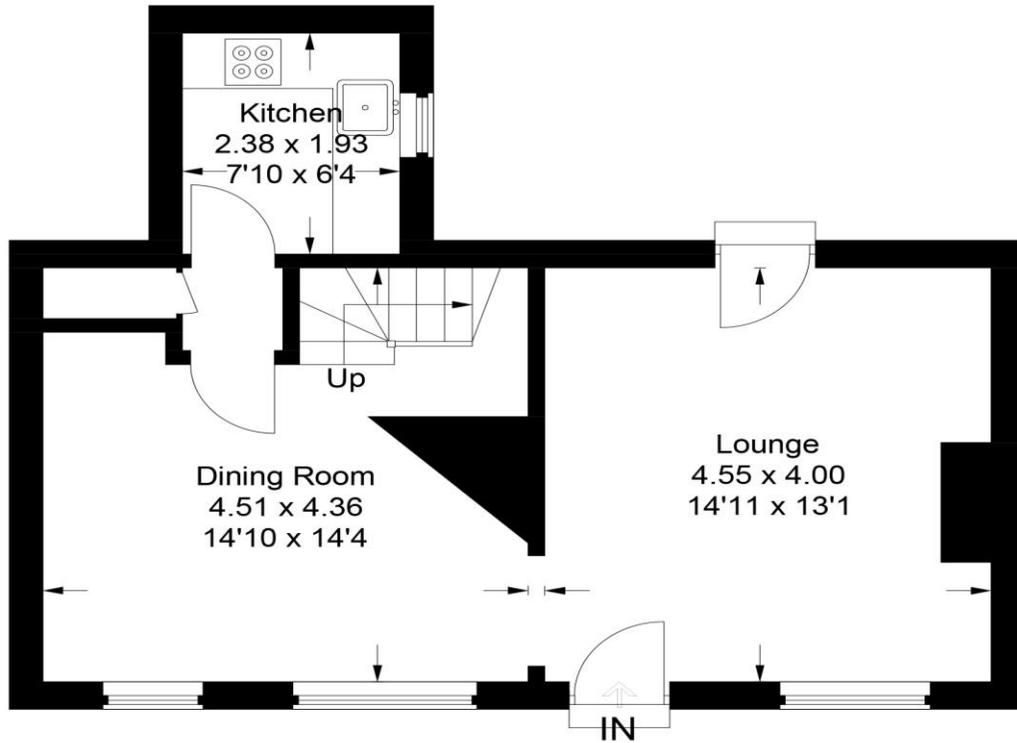
- No Onward Chain
- Grade II Listed 18th Century Cottage
- Character Features Throughout
- Two Double Bedrooms
- Sitting Room with Log Burning Stove
- Dining Room
- Separate Kitchen
- Private Courtyard Garden
- Picturesque Hertfordshire Village
- Excellent Transport Links to London Nearby

Additional Information

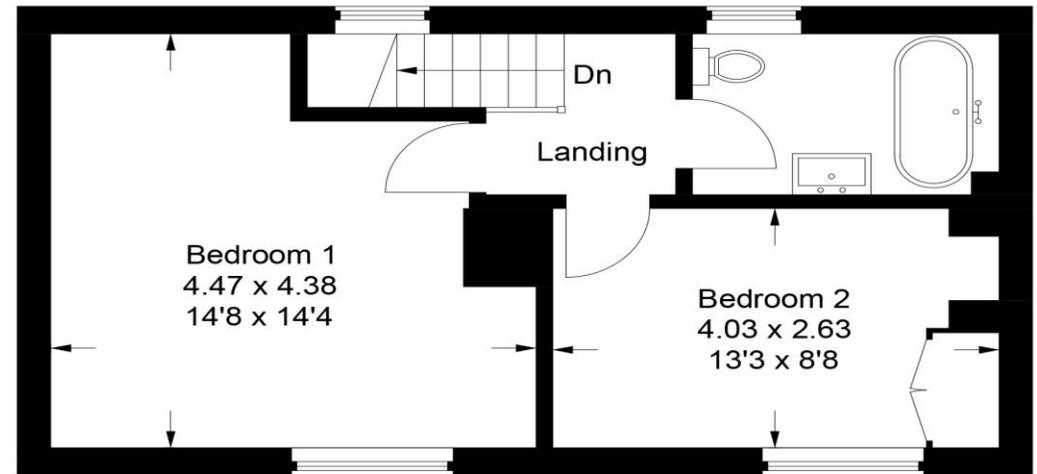
- Gas, Mains Water, Electricity
- The Property is Council Tax Band F
- The Local Authority is Dacorum Borough Council



Approximate Gross Internal Area
Ground Floor = 43.5 sq m / 468 sq ft
First Floor = 38.2 sq m / 411 sq ft
Total = 81.7 sq m / 879 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. F653

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