



PIPERS CROFT

PIPERS LANE, HARPENDEN, HERTFORDSHIRE AL5 1AG

savills

A MOST ATTRACTIVE DETACHED HOUSE IN NEED OF MODERNISATION SET WITHIN PRIVATE GROUNDS IN EXCESS OF HALF AN ACRE.

- ◆ Entrance hall ◆ Sitting room ◆ Dining room
- ◆ Kitchen/breakfast room ◆ 4 bedrooms ◆ 2 bathrooms
- ◆ Private and secluded gardens with orchard area
- ◆ Timber outbuildings/stables ◆ Garage and store
- ◆ No upper chain

Mileages

Approx. mileages: Harpenden High Street with mainline station (St Pancras International from 22 minutes) – 2.3 miles, St Albans City with mainline station (St Pancras International from 18 minutes) – 4.8 miles, Central London – 26.6 miles, Wheathampstead village centre – 1 mile, A1M – 4.7 miles, M1 (junction 9) – 6.2 miles, London Luton Airport – 6.5 miles.

The Property

Built circa 1930, Pipers Croft is a most attractive and desirable detached house, which offers great potential, subject to the usual planning consents, to enlarge or indeed, replace, if required. Situated in the Metropolitan Green Belt, the house enjoys lovely rural views across paddock land and down to Southdown and Harpenden beyond.

Situation

The historic village of Wheathampstead lies about 1 mile away, this pretty and historic village centre offers a good range of shops, pubs and a Tesco Express, whilst the town of Harpenden lies 2.3 miles to the west and St Albans 4.8 miles to the south.

Harpenden, with its distinctly village feel, offers a range of supermarkets, numerous boutiques and traditional independent shops, restaurants, bars and bistros.

Harpenden and St Albans are renowned for their excellent private and state schools. There are numerous leisure and sporting facilities in both towns. For the commuter, Harpenden and St Albans provide mainline stations, with fast and frequent train services into St Pancras International from 22 and 18 minutes respectively.

Road communications are excellent with the M1 being just 6 miles distant and the A1M being 4.5 miles distant. Both motorways provide a direct link to the M25.





Easements, Wayleaves and Rights of Way

The property is offered for sale subject to any public or private rights of way and any easements and wayleaves, whether referred to in these particulars or not.

Local Authority

St Albans District Council – 01727 866100.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



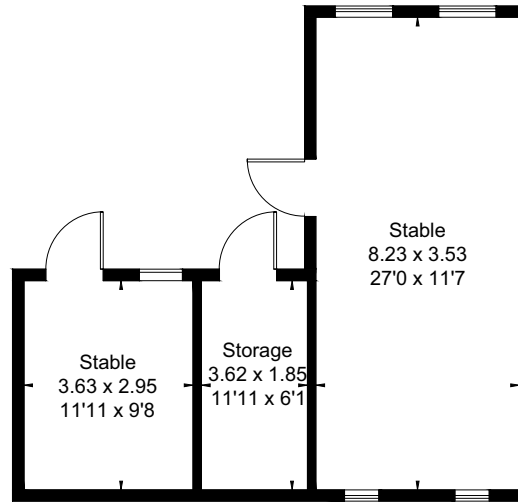
FLOORPLANS

Approximate Area = 184.8 sq m / 1989 sq ft

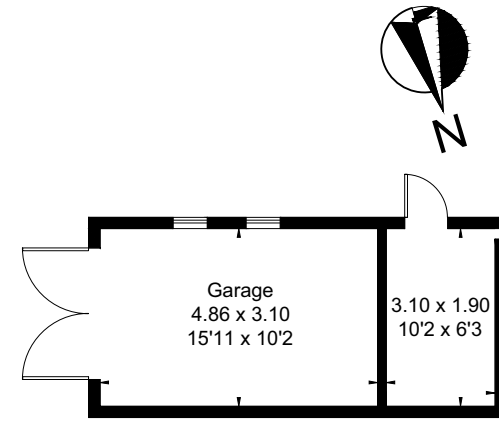
Outbuildings = 68.8 sq m / 740 sq ft

Total = 253.6 sq m / 2729 sq ft

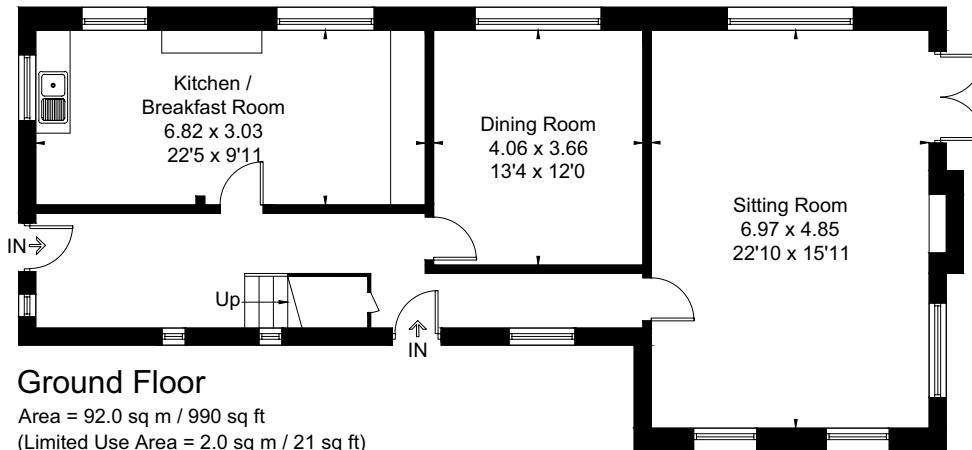
Including Limited Use Area (3.1 sq m / 33 sq ft)



(Not Shown In Actual Location / Orientation)



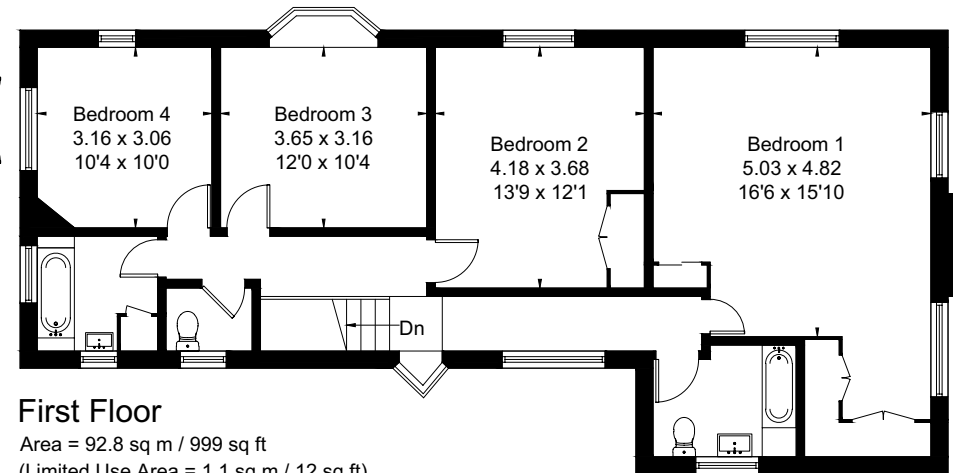
(Not Shown In Actual Location / Orientation)



Ground Floor

Area = 92.0 sq m / 990 sq ft

(Limited Use Area = 2.0 sq m / 21 sq ft)



First Floor

Area = 92.8 sq m / 999 sq ft

(Limited Use Area = 1.1 sq m / 12 sq ft)

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