



## Delightful Grade II Listed house in prime central town location

**Church Farm Cottage, 7 Leyton Green, Harpenden, Hertfordshire, AL5 2TG**

Freehold

savills



Lovely cottage with period features • Perfect town centre location • Space to work from home • Cellar • Beautiful gardens • Garage and off road parking

#### Local Information

Mainline station 0.3 miles - St Pancras International from 22 minutes, St Albans city centre 5.4 miles, London Luton Airport 6.1 miles, M1 junction 9 - 6.1 miles

Harpenden has a bustling tree-lined high street, which offers a comprehensive range of shopping facilities, restaurants, banks and three supermarkets.

Harpenden is well known for its excellent private and state schools and there are good sporting and leisure facilities close by including a sports centre with indoor pool, and four renowned golf clubs all within a 12 minute drive.

For the commuter, Harpenden is well noted for its fast train service to St. Pancras International, and for the motorist, junction nine of the M1 motorway is just over four miles away.

#### About this property

Church Farm Cottage is a delightful Grade II listed period house which is reputed to date back in part to Tudor times. Seen from the green, the house is in the perfect position for those who desire total convenience to both shops and mainline station. The house has a wonderful eclectic history as it was first a small cottage then enlarged to be considered a small house, to then a public house known as 'The Cat and Fiddle', to a children's nursery school and then returned to a family home. Today, Church

Farm Cottage, whilst in need of some updating, is a lovely home for either a young family or the 'downsizer'.

The house is set back at the top of the green and is approached over a block paved driveway providing off road parking for at least two cars. A garage stands at the front of the house and is flanked by a wonderful array of mature shrubs and bushes. The rear garden is particularly delightful being mainly laid to lawn and boarded by lovely herbaceous borders, trees and hedgerows.

#### Tenure

Freehold

#### Local Authority

St Albans District Council

#### Energy Performance

EPC Rating = Exempt

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office.  
Telephone: 01582 465 000.









**Gross Internal Area** 1890 sq ft, 175.6 m<sup>2</sup>

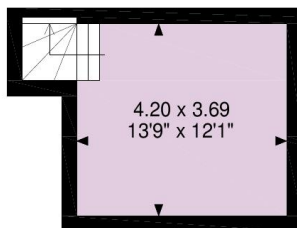
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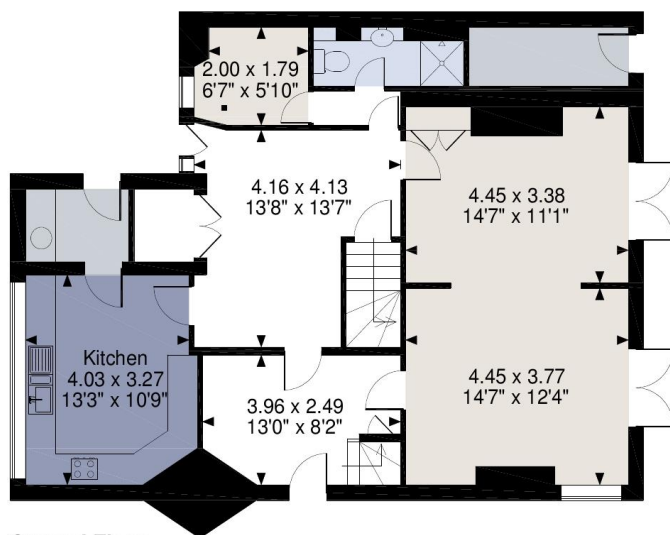
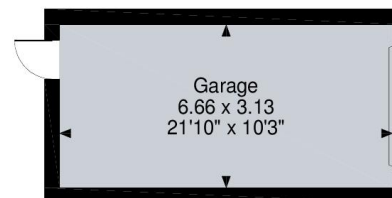


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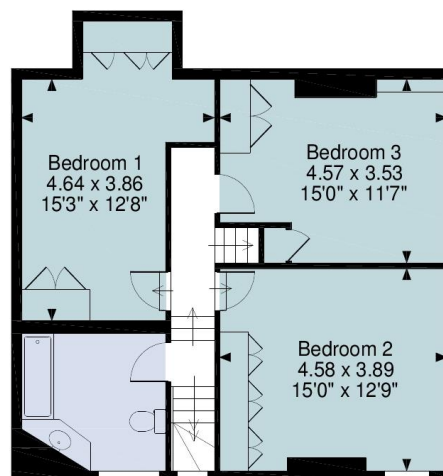
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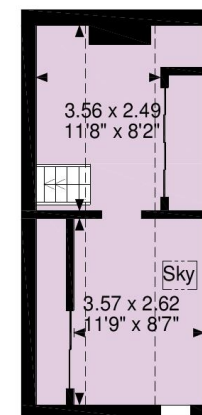
**Cellar**



**Ground Floor**



**First Floor**



**Second Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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