

SHAFFORD FARMHOUSE



REDBOURN ROAD • ST ALBANS • HERTFORDSHIRE • AL3 6LB



*Delightful grade II listed farmhouse with ancillary buildings
in prime location on the mill stream*

St Albans 2.2 miles – mainline station to St Pancras International from 18 minutes • Harpenden 5.5 miles – mainline station to St Pancras International from 22 minutes • M1 (J8) 3.6 miles • London Luton Airport 10.6 miles • London Heathrow Airport 20 miles

Shafford Farmhouse

Hallway • Sitting room • Family room • Dining room • Kitchen/breakfast room • Utility • Cloakroom
Master bedroom with en suite shower room • Bedroom two with en suite • Two further double bedrooms • Family bathroom

The Old Granary

Hallway • Sitting room • Dining room • Kitchen • Ground floor bedroom with en suite shower room • First floor bedroom with en suite bathroom

The Bothy

Annexe • Living room • Kitchen • Bathroom • Mezzanine floor above • Extensive storage area

Party Barn, stables and associated outbuildings

Significant timber framed barn offering a multitude of uses with first floor games room • Seven loose boxes • Four storage barns

Manège

Sand and rubber surface

Paddock

Ideal grazing land for horses

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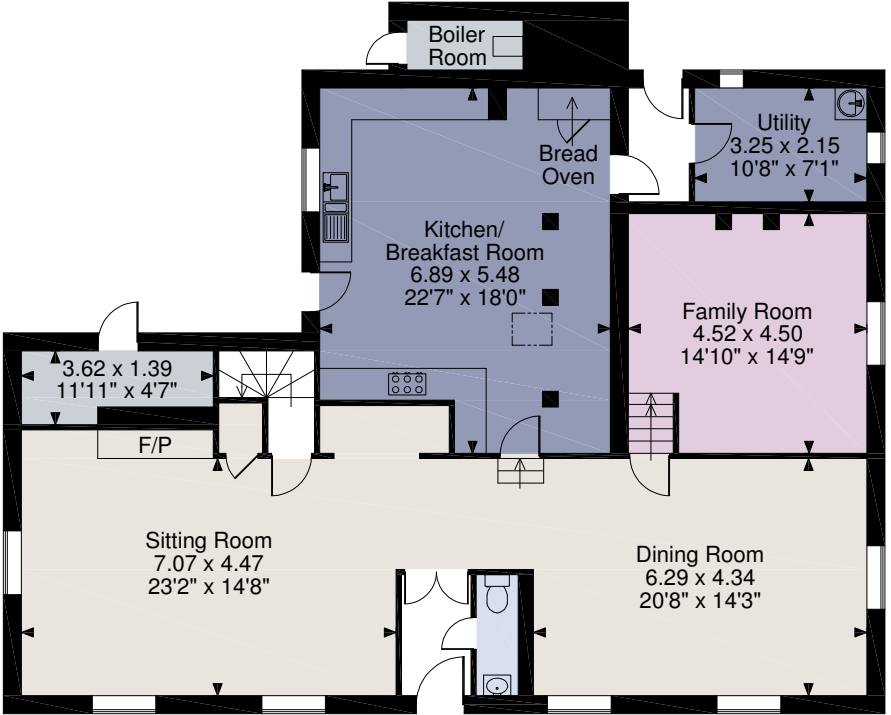
Shafford Farmhouse



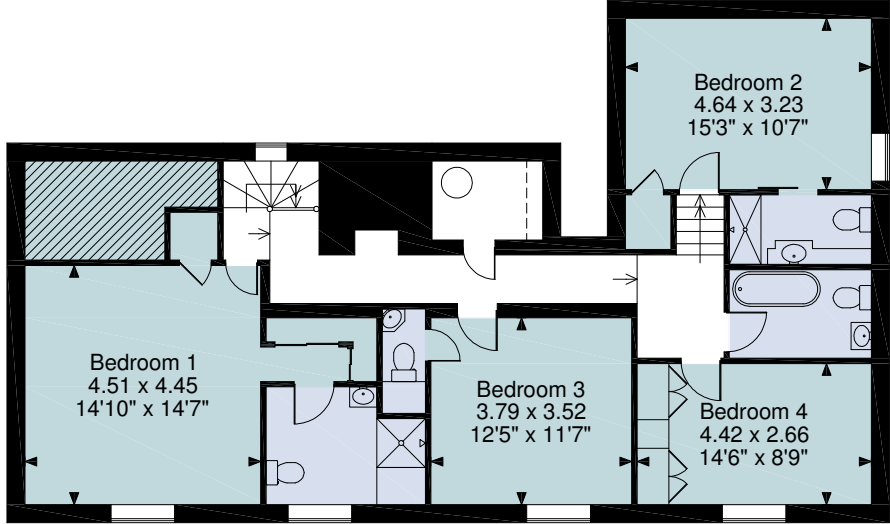


Shafford Farmhouse

Gross internal area = 2,788 sq ft / 259 sq m



Ground Floor



First Floor

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 □ □ □ Denotes restricted head height
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Description

Shafford Farmhouse offers a wonderful opportunity to those who may seek a property offering multi-generational living. Once part of the well renowned Childwickbury Estate, the property today offers numerous opportunities given its array of properties and outbuildings including a fabulous substantial timber framed barn with its own games/entertainment room.

For those with an equestrian interest, the property boasts a run of large stables, a small manège and a paddock of about four acres set to the west of the property.

Shafford Farmhouse

The principal house is believed to date back to the 16th century and offers some wonderful period features including a wealth of exposed ceiling timbers. Although in need of some updating, the accommodation extends to over 2,700 sq ft and is arranged over two floors to suit a modern style way of living. There are three large living rooms as well as a bright and spacious kitchen/ breakfast room that features a vaulted ceiling.

On the first floor, four bedrooms, two with en suites and a bathroom can be found.

The Old Granary

Situated immediately opposite the farmhouse is The Old Granary, which is a delightful detached cottage that boasts its own private garden. This is ideal for other members of the family or indeed accommodation for any staff or nanny requirements and would potentially also generate an additional income stream, if required.

The Bothy

The Bothy is a large brick outbuilding which incorporates a comfortable self-contained annexe, which would be ideal accommodation for a groom or just simply let out to provide a further income stream. Attached is a large storage barn currently used for garden machinery.

Grounds

Shafford Farmhouse is approached along a long driveway which is within the ownership of the property although affords access rights to other neighbouring properties. Upon reaching the property a large gravel driveway gently rises to an extensive parking area which can accommodate numerous cars, trailers and horse lorries alike.

Immediately behind the farmhouse is The Bothy and beyond that is the manege. The stables, outbuildings and party barn are all located to the east and beyond lies a lovely paddock which is enclosed by post and rail fencing.

Situation

Set just over two miles from St Albans city centre, yet at the end of a private lane, this is a wonderful rural, yet very convenient spot for those who may need to commute to London. Both St Albans and Harpenden offer mainline railway stations which provide fast and regular services into London St Pancras and the City.

The M1 motorway is less than four miles distant which facilitates access to the M25 and the North.

The City of St Albans continues to be a most popular location in which to live offering excellent communication routes, tremendous shopping opportunities and renowned schooling for all ages including St Albans Boys School and St Albans High School for Girls.

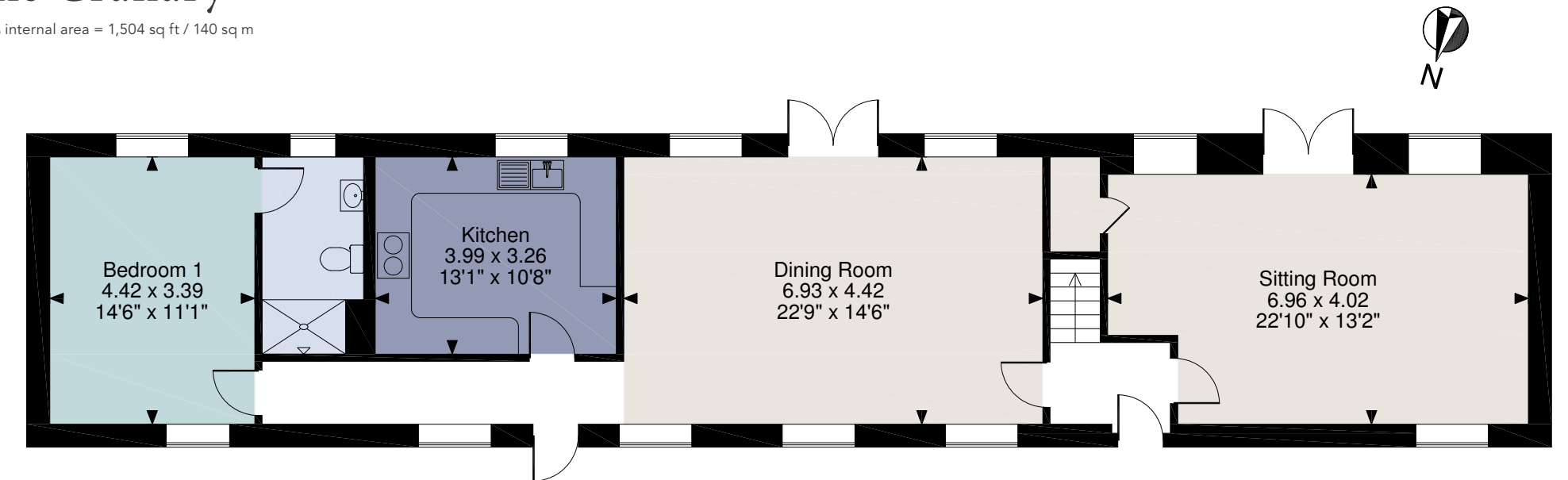
Harpenden offers a bustling village type alternative with its elegant tree-lined high street dotted with numerous eateries and boutiques. Schooling is well provided for with St Hilda's School for Girls, Aldwickbury Preparatory School and the sought after St Georges School. For the budding show jumper or dressage enthusiast it is worth noting that the prestigious Patchetts Equestrian Centre is less than 10 miles distant from the property, making it easy to attend the many events held.



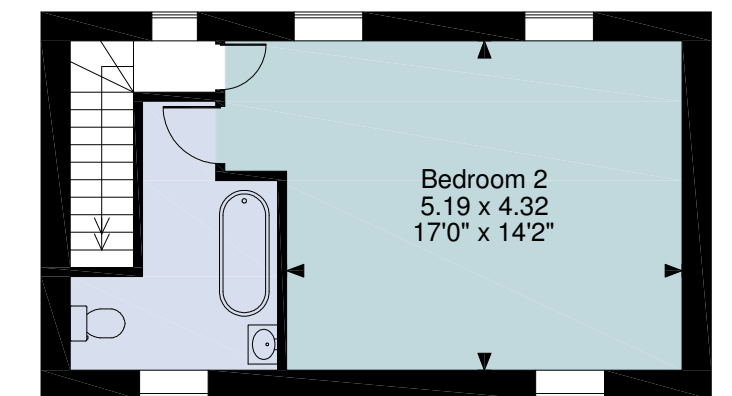


The Granary

Gross internal area = 1,504 sq ft / 140 sq m



Ground Floor



First Floor



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The Bothy

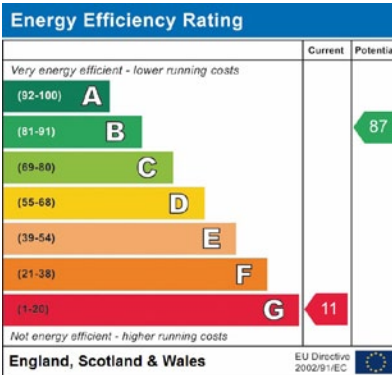


Party Barn and Stabling



The Bothy. Party Barn - Stabling - Outbuldings

Annexe gross internal area = 450 sq ft / 42 sq m
Storage & Outbuilding gross internal area = 1,151 sq ft / 107 sq m
Outbuilding gross internal area = 6,891 sq ft / 640 sq m



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General

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

Services: Oil fired central heating, mains water, electricity. Private drainage.

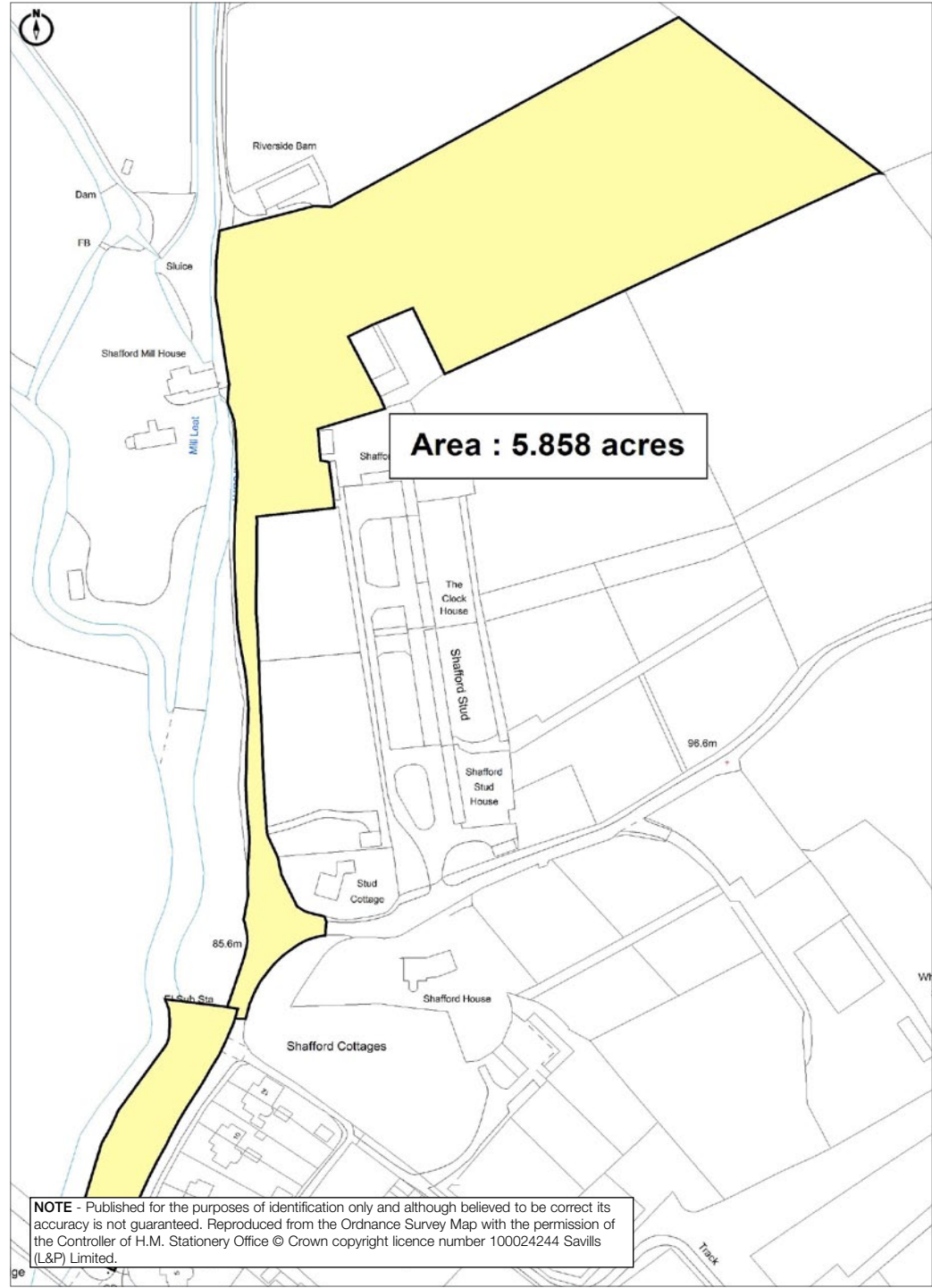
Local authority: St Albans District Council.

Energy Performance: A copy of the full Energy Performance Certificates are available upon request.

Viewing: Strictly by appointment with Savills – 01582 465000

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