



**Cassidy  
& Tate**  
Your Local Experts

*Holtsmere End Lane, St Albans, Hertfordshire, AL3 7AW  
Offers in excess of £1,250,000*



*The Holt is a delightful rural home which commands a wonderful position framed with stunning sweeping lawns and grounds of approximately five acres. A wonderful single level home that showcases beautifully proportioned rooms and superb versatility that will appeal to an astute purchaser or to families craving space and country air. Eight major reception rooms/areas include a fabulous sun room with feature vaulted ceiling, a study area, dining area, office, cosy lounge with feature wood burner, family room with feature stone clad chimney open to the dining room, and a superb open plan kitchen/breakfast room which is the perfect setting for family gatherings. Three of the four bedrooms are double rooms and the remaining fourth bedroom is of good size. The master bedroom enjoys the facilities of an en-suite whilst a further shower room services the remaining bedrooms. The far-reaching and panoramic views from the home area are a prominent feature. The lush grazing land could be suitable for a 'hobby farm' including horses or the perfect place for an active family to be outside and breathe in the freshness of the day. The rare combination of the property's position and features will appeal invitingly to those who crave the sort of balanced, peaceful lifestyle offered in this locale. The property is currently subject to an agricultural occupancy restriction which is in the process of being lifted.*





## *Introduction*

*Accommodation comprise: Sun Room, Lounge, Dining Area, Study Area, Office, Family Room, Dining Room, Kitchen/Breakfast Room, Four Bedrooms, Master Bedroom En-Suite, Family Bathroom, Cloakroom, Landscaped Front & Rear Gardens, Approx Five Acres, Stables, Barn & Off Street Parking.*









## Ground Floor Accommodation

### Sun Room

Double glazed glass doors to front aspect. Tiled flooring. Feature vaulted ceiling. Radiator.

### Inner Hallway

Tiled flooring. Radiator. Storage cupboard.

### Study Area

Double glazed window to front aspect. Wood style flooring.

### Dining Area

Leading from study area. Wood style flooring.

### Office

Double glazed windows to front and side aspect. Tiled flooring. Storage room.

### Lounge

Double glazed window to side aspect. Wood style flooring. Radiator. Feature wood burner.

## Kitchen/Breakfast Room

Fitted range of wall and base units with work surfaces over. Space for range cooker. Integrated dishwasher. Sink with drainer. Space for fridge/freezer. Tiled flooring. Double glazed window to rear aspect.

### Utility Room

Fitted wall and base units with work surfaces over. Sink with drainer. Boiler. Tiled flooring. Space for washing machine and tumble dryer. Door to rear garden.













### *Family Room*

*Double glazed window to front and side aspect. Radiator. Wood style flooring.*

### *Dining Room*

*Double glazed window to rear aspect. Radiator. Wood style flooring. Door to rear and front garden.*

### *Inner Hallway*

*Double glazed window to front aspect. Tiled flooring. Storage cupboard.*

### *Master Bedroom*

*Double glazed window to rear aspect. Radiator. Built in wardrobes.*

### *En-Suite*

*Suite comprises: wash hand basin. Bath. Low level WC. Double glazed window to rear aspect. Radiator.*

### *Bedroom Two*

*Double glazed window to rear aspect. Radiator. Built in wardrobes.*

### *Bedroom Three*

*Double glazed window to rear aspect. Radiator. Built in wardrobes.*

### *Bedroom Four*

*Double glazed window to side aspect. Radiator.*

### *Bathroom*

*Suite comprises: Low Level WC. Wash hand basin. Walk in shower cubicle. Tiled flooring. Double glazed window to rear aspect. Radiator.*





## Exterior

### Front Garden

Driveway suitable for several off street parking. Mostly laid to lawn. Side access. Car porch.

### Rear Garden

Mostly laid to lawn. Feature pond. Vegetable patch. Patio area. Side access. Lighting.

## The Barn

Double doors to front aspect. Door to side aspect. Window to side aspect. Second floor storage area. Lighting & power.

## Land

Approx Five acres of fenced land surrounding the property. Stables. Access from rear garden.

Energy Performance Certificate: C

Agents Note:

The property is currently subject to an agricultural occupancy restriction which is in the process of being lifted. Please enquire for further details.





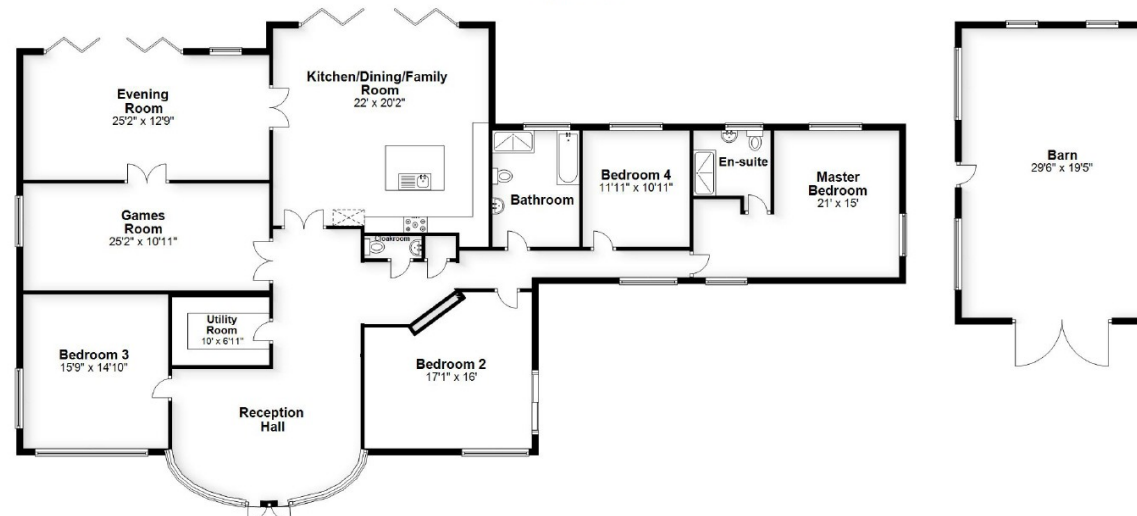
### Ground Floor

Approx. 2665.3 sq. feet



### Ground Floor Proposed

Approx. 0.0 sq. feet



Total area: approx. 2665.3 sq. feet

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For guidance purposes only. Not to scale.

Plan produced using PlanUp.



and a supreme level of customer assistance. We provide an extensive range of services to facilitate all aspects of buying and selling such as independent mortgage advice and legal advice. We are very much a business with personal service at heart and understand how best to support our clients throughout the process. Maintaining a high calibre of personnel is a core value of Cassidy & Tate. Boasting a combined level of experience within Hertfordshire and London spanning over 50 years, we can provide specialist advice

in all aspects of Residential Sales and Lettings, Commercial, New Home and Land sales. The key to our success is extensive local knowledge combined with the fusion of both, traditional estate agency and cutting edge techniques. We operate from ultra modern offices and use the latest technology to assist us, including social media. Professional photography and floor plans are used as standard to produce an unrivalled property prospectus as we passionately believe first impressions speak volumes.

### *Why Cassidy & Tate*

*At Cassidy & Tate we pride ourselves on delivering a simple, straight forward and fully transparent service which is delivered by all personnel with the utmost professionalism*



### *Disclaimer*

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

*Council Tax Rating*  
St. Albans District Council

*Council Tax Band*  
TBC

*Council Tax Charge*  
£



