



**BRADFORD  
& HOWLEY**  
HARPENDEN | MARSHALSWICK | ST ALBANS

**Priors Spring House, Markyate, AL3 8AX**  
**Asking Price £1,350,000**



A unique opportunity to buy this wonderful 18th century, Grade II Listed three/four bedroom, three/four reception cottage with the added benefit of 8 acres of land adjacent to and surrounding the property.

This is only the third time the property has been offered for sale in 300 years.

This home would make a perfect family equestrian or smallholding 'lifestyle' choice comprising grazing across seven paddocks, barns, workshop, three stables, tack room and storage all of which have their own electricity supply.

Upon arrival at the property, you are greeted by an electrified five-bar gate opening onto a large, gravelled area, offering parking for multiple cars.

Access to the home is through a light and airy South-facing entrance hall which was part of a comprehensive recent extension. To the right-hand side, you have the newest part of the property, a large sitting room with a masterpiece feature of a Georgian 120 foot glass-top well that is lit and is a talking point for any visitor. There are views East and South across the properties own land as far as the eye can see.

Going further through into the property is a large and bright breakfast/dining area with an impressive and bespoke rooflight and beautifully exposed 18th Century brickwork with timber beams, newly fitted kitchen and wooden worktops giving that wonderful cottage feel.

Additionally downstairs there is a playroom/bedroom four with original inglenook fireplace and also a snug/family room which features a delightful Georgian working fireplace.

Upstairs there are three bedrooms with the master and second bedroom having bespoke built in wardrobes and a newly fitted family bathroom, along with ample storage.

Outside there are gardens extending to half an acre laid mainly to lawn and a further seven and a half acres of land to the South and East, carefully divided and fenced into usable grazing paddocks.

The property benefits from new oil-fired central heating, a new electricity supply, new mains water supply and new drainage and sewerage systems.

The house overlooks its own land up to the horizon.

Priors Spring House is in a secluded and private location, 15 minutes from St Albans, Harpenden and Berkhamsted, and is close to outstanding state and private schools.

For the owner's description of this unique lifestyle property, please see this video:

[https://youtu.be/d\\_11jowO2ck](https://youtu.be/d_11jowO2ck)

**Tenure: Freehold**  
**Council Tax Band: E**  
**EPC Rating: D**







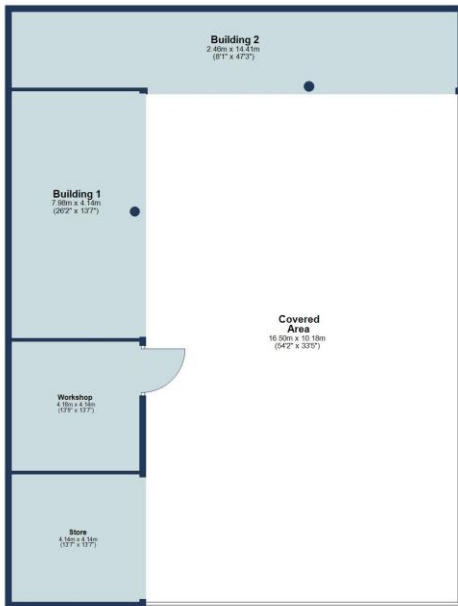












Total area: approx. 567.1 sq. metres (6104.3 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide. Plan produced using iFragile.

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