



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

Sopwell Lane, St. Albans, AL1 1RN
Asking Price £850,000

This recently renovated, architecturally designed Victorian terrace beautifully blends vibrant contemporary touches with timeless period character, complemented by bespoke fittings and thoughtful design details throughout.

Set on a historic and highly regarded street, this imaginative home enjoys a prime location, approximately 0.3 miles from St Albans city centre and the iconic Cathedral.

A charming stable door set within the handsome red-brick frontage opens into a striking entrance area, complete with purpose-built storage. From here, the calm and inviting lounge unfolds, retaining an abundance of original character with its sash windows, original brick fireplace and cosy log burner. Beautiful Ted Todd oak flooring flows throughout, adding warmth and continuity.

To the rear, the home opens into a spectacular, colourful kitchen and dining space, by Naked Kitchen and featured in several of their publications. The bespoke kitchen combines exceptional craftsmanship with a playful, contemporary aesthetic, featuring lime ash oak cabinetry, a unique mobile kitchen island and a suite of high-end Miele and Bora appliances.

A generous skylight above the floating banquette floods the dining area with natural light, creating an inviting space for both everyday living and entertaining. Tri-fold doors open directly onto the adjoining patio, seamlessly extending the living space outdoors and creating the perfect setting for alfresco dining and summer barbecues.

The first floor provides two well-proportioned double bedrooms. The principal bedroom, positioned at the rear of the property, enjoys lovely views towards the Cathedral and features extensive built-in storage and an elegant, glazed bay overlooking the garden.

The front bedroom is equally characterful, with fitted cupboards, shuttered sash windows and an original period cast-iron fireplace.

The beautifully appointed, light-filled bathroom is a standout space, combining Popham Design geometric tiles with refined matt-brass fittings and cleverly concealed storage. A generous walk-in shower sits alongside a luxurious stone bathtub, positioned beneath a large skylight for a wonderfully bright and tranquil feel.

The lower-ground floor is currently arranged as a playroom with built-in storage running along one wall, but offers excellent versatility and could equally serve as a bedroom, home office or additional living space.

One of the property's real rarities is its unusually generous garden, extending to approximately 60ft. Arranged over three beautifully landscaped tiers, the garden flows naturally from the rear extension and has been thoughtfully designed to create a series of distinct spaces for relaxing, dining and entertaining.

A combination of paved terraces and lawn is framed by mature trees and established shrubs, creating a wonderfully private and leafy setting. At the far end of the garden sits a fully insulated Garden Studio, providing an ideal dedicated space for working from home, creative pursuits or hobbies.

A truly individual home, this beautifully considered Victorian terrace combines period charm, bold contemporary design and exceptional indoor-outdoor living in an enviable St Albans location.

Tenure: Freehold
Council Tax Band: D
EPC Rating: C









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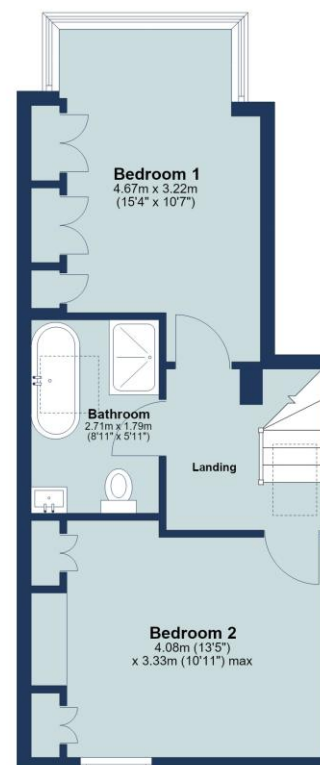
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First Floor

Approx. 36.7 sq. metres (394.8 sq. feet)



Ground Floor

Approx. 36.2 sq. metres (389.5 sq. feet)
(excluding Garden Room, Store)



Basement

Approx. 10.2 sq. metres (110.2 sq. feet)



Total area: approx. 83.1 sq. metres (894.5 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage is not included in the total floor area.
Plan produced using PlanUp.

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