

ASKING PRICE

£1,550,000

Romeland Hill

St. Albans, AL3 4ET

A Home Steeped in History

Few homes offer such a tangible connection to the past as this exceptional period residence on Romeland Hill. Its architectural story spans several centuries, with Tudor foundations, Georgian refinement, Victorian additions and a sprinkling of 20th Century combining to create a property of remarkable individuality.

This home has undergone a thoughtful programme of restoration, transforming its former commercial use into an elegant private residence while taking great care to preserve the historic details that make it so distinctive.

Stepping inside from the Georgian frontage, the depth of its history becomes immediately apparent, with its rustic craftsmanship of the early Tudor period interior with traditional sash windows incorporating unusual half-riser shutters. Period fireplaces provide further reminders of the property's evolution, while overhead, substantial exposed timber beams, believed to date from the medieval period, have been carefully restored to reveal their natural character.

The interior has been finished in a sympathetic palette of heritage-inspired colours, creating a succession of welcoming rooms that feel both timeless and individual.

The principal reception room is an impressive introduction to the house. Its elevated position, accessed from the raised street entrance, provides an attractive outlook across the historic surroundings of St Albans through two traditional sash windows. The generous proportions and preserved architectural details make this a particularly appealing space for formal entertaining or everyday relaxation.

A further reception room offers a more intimate atmosphere, with double doors opening onto a secluded, walled courtyard. This private outdoor setting provides an appealing contrast to the historic streetscape beyond and offers an ideal spot for outdoor dining or quiet relaxation.

The kitchen and dining area forms a natural focal point for modern family life. Created as part of the property's renovation and extension, it introduces a more contemporary aesthetic while remaining sensitive to the building's heritage. Bespoke-style cabinetry and considered finishes sit beneath an impressive vaulted ceiling, where roof glazing draws daylight deep into the room. A guest WC and shower room are conveniently positioned nearby.

Accommodation is arranged over three levels, with three bedrooms offering a combination of comfort and distinctive period detail.

The lower-ground bedroom, accessed from the kitchen, is a generous double room where an original oak ceiling beam remains on display, adding an authentic sense of the building's Tudor origins.

The first floor provides two further bedrooms, both retaining attractive historic features. Exposed timberwork and period fireplaces contribute to their individual character, while one bedroom benefits from its own en-suite shower room. Particularly unusual is the surviving section of original cruck-frame sill, carefully retained and displayed as an architectural feature.

The family bathroom provides a charming and comfortable space, with a traditional slipper bath taking centre stage.

The overall effect is a home that successfully brings together the character of an ancient building with the comfort and practicality expected of contemporary living. Its appeal lies not simply in its age, but in the remarkable collection of original features that have survived and been carefully brought back into



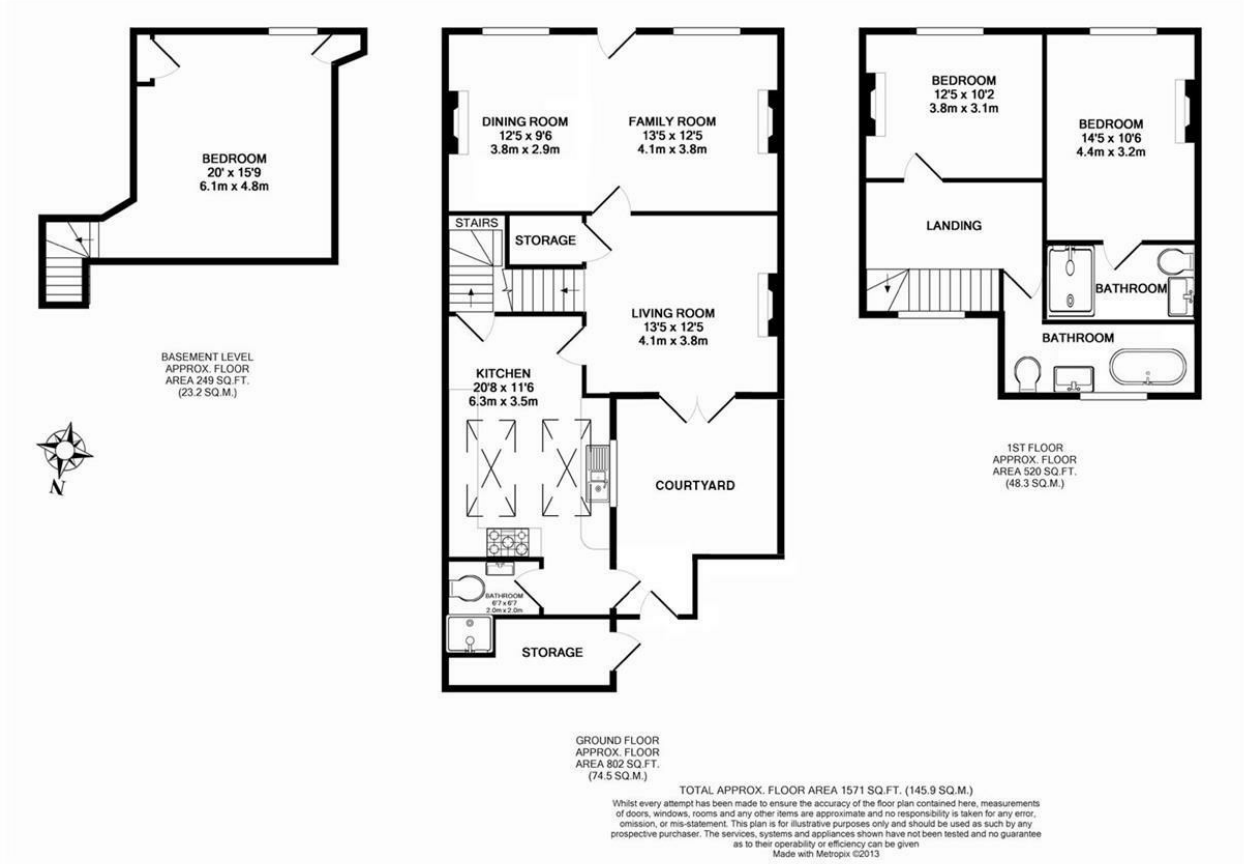


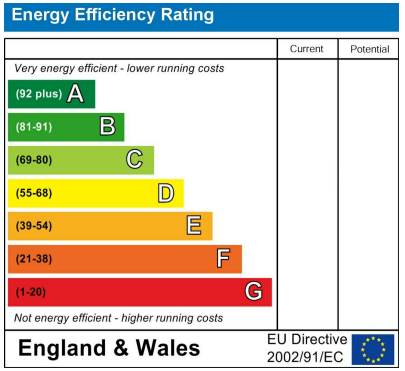












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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