



Orinda, Holly Lane, Harpenden, Hertfordshire

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Orinda

Holly Lane, Harpenden, Hertfordshire, AL5 5DY

A charming bungalow set within beautiful grounds with far reaching views and planning permission granted to extend.

Harpenden and station 2.6 miles (London St. Pancras International 24 minutes), St. Albans 7.8 miles, Welwyn Garden City 7.5 miles, M1 (Jct. 9) 8.7 miles, London Luton Airport 6.2 miles, London Heathrow Airport 36.1 miles, central London 31.5 miles

Kitchen | Sitting room/Dining area
4 Bedrooms | Utility room | Family Bathroom
Shower Room | Barn | Garage | EPC Rating E

The property

Orinda has been in the same family for 60 years and is located in a super semi-rural location on the outskirts of Harpenden. The property enjoys stunning views and is on a plot of approximately 3.2 acres. This wonderful property offers the opportunity for a buyer to either retain and improve the present single storey accommodation or to utilise the current planning permission granted to enlarge the property substantially, including the addition of a first floor. St Albans council planning application number: 5/2024/0025. There is also potential to demolish the existing bungalow and redevelop completely, subject to obtaining the necessary permissions.

The present accommodation includes a large dual aspect sitting room/dining room, which is approached off the hall, there is also a kitchen/breakfast room with fitted units, utility room, four bedrooms, family bathroom and a shower room.

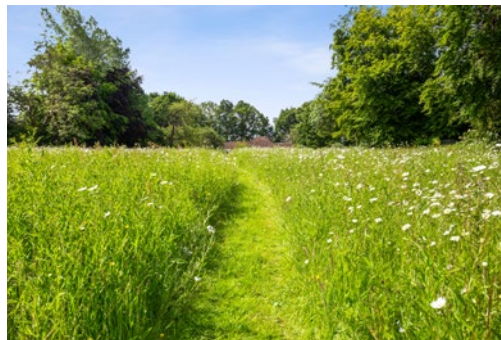
Outside

The grounds of Orinda are a key feature of this property and extend to about 3.2 acres, with farmland and countryside surrounding the plot. The house is set back from the road behind a lawned front garden with a driveway sweeping round and leading to a detached garage and 39 ft barn that is currently divided into two stables and a large storage area. To the rear of the property there is a patio and pond that lead to a substantial lawned area well screened by trees and hedges to its flanks. Beyond the lawned area there is a paddock/meadow. There are lovely views from the rear of the property over the gardens to farmland beyond, which would be stunning with the addition of an additional floor in line with the planning permission granted.

Location

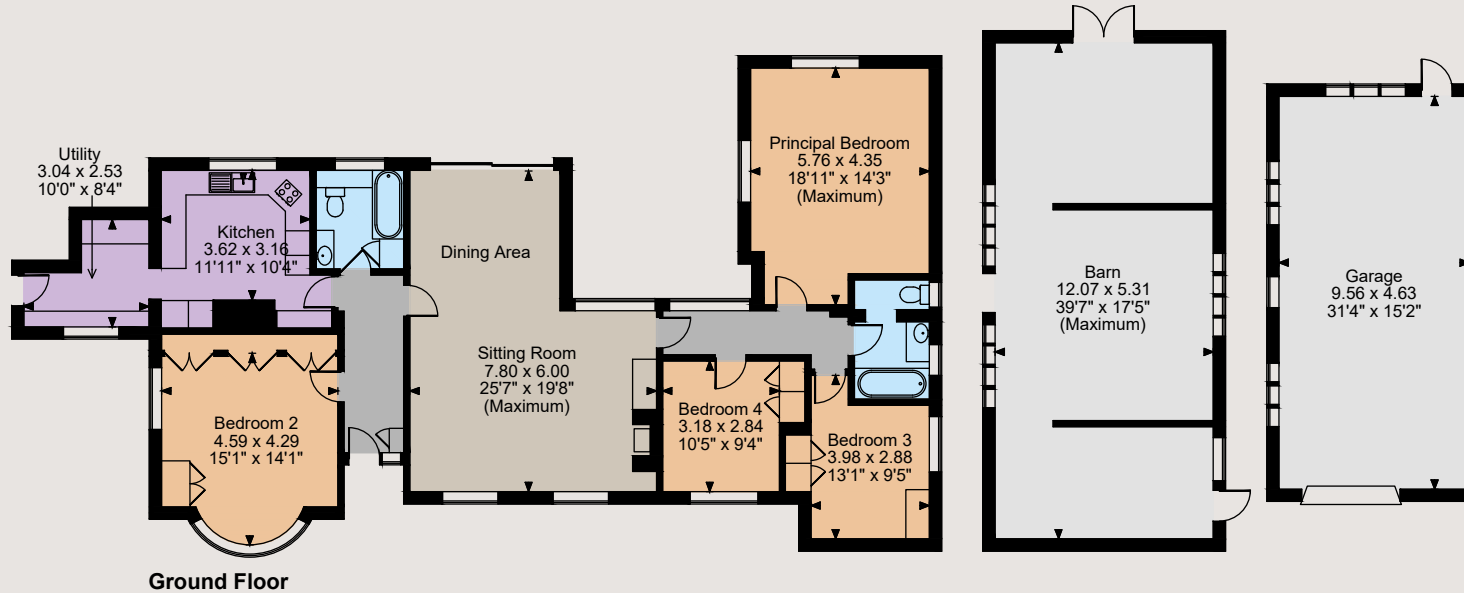
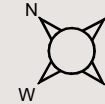
Less than 3 miles from Harpenden station, Harpenden has a thriving High Street and a comprehensive range of shopping facilities including Sainsbury's, Waitrose and a Marks and Spencer store. It boasts an excellent selection of restaurants, coffee shops and numerous independent shops. The town is home to several outstanding state schools, with independent schools nearby including Beechwood Park, St. Albans High School and Boys' School and Aldwickbury Prep School. Good sporting and leisure facilities include a sports centre with indoor swimming pool and rugby, tennis, bowling and cricket clubs, together with three golf courses. Cycling, riding and walking can be enjoyed in the Woodland Trust's Heartwood Forest and Rothamsted Estate.

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority





Floorplans
 House internal area 1612 sq ft (149.8 sq m)
 Garage 478 sq ft 44.4 sq m
 Barn 688 sq ft 63.9 sq m
 Total 2778 sq ft 258.1 sq m
 For identification purposes only.



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Strutt & Parker's Harpenden office, turn right onto High street A1081, at the roundabout, take the 2nd exit onto Sun Lane, at the next roundabout, take 2nd exit onto Ox Lane, at the roundabout, take 1st exit onto Westfield Road, left onto Lower Luton Road/B653, right onto Bower Heath Lane/B652, right onto Common Lane, right onto Holly Lane, left, the property shall be located on the left

General

Local Authority: St Albans City & District Council
Services: Mains electricity, private water, septic tank, Oil fired central heating.
 We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.
Council Tax: Band H
Tenure: Freehold
Offers in Excess of: £1,750,000

Harpenden

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Over 50 offices across England and Scotland, including Prime Central London

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