

# INIGO



## *Bankhart House*

**SOUTH-EAST ENGLAND**

**SOLD**

Bankhart House, otherwise known as 'Godmersham', is an exquisite Grade II\*-listed house located on a handsome red-brick terrace in the heart of St Albans' Conservation Area. Spanning four storeys, with a charming south-facing courtyard garden, the house has over 1,300 sq ft of internal living space, awash with vibrant, rich colouring and magnificent original details. St Albans' 8th-century cathedral, the high street and the city's mainline train station are all within easy walking distance; the train station runs direct services to central London in around 18 minutes.

### *Setting the Scene*

Bankhart House predates 1500 and is thought to be one of the first houses to be built on Fishpool Street; many of its architectural details are well over 500 years old. In more recent years, the house has been lovingly restored by its current owners, who have breathed life back into the building, revealing many of the original features that had previously been hidden.

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### *The Grand Tour*

The house has a wonderfully characterful double-fronted façade, with the primary entrance positioned on the westerly side. The generous entrance hall features thick timber beams that curve overhead and original oak floorboards underfoot, which lead through to the adjoining dining room. The primary living space is a warm and welcoming room, finished with a calm aesthetic and replete with original details. A pair of timber-framed sash windows invite a soft natural light in and an open fireplace, positioned opposite, creates a natural focal point.

A glazed door leads through to the kitchen where bespoke, handcrafted joinery forms the free-standing cabinetry. A pantry is set to one side and the cellar hatch is also accessed from here; a fantastically useful space of standing height that provides excellent scope for further development. There is also a ground floor cloakroom and an expansive void above the kitchen which offers scope for the creation of additional space set in the eaves.



The original timber staircase leads up to the first floor and additional, open-plan living space. One of the three bedrooms, which is currently used as a home workspace, can also be found on this level. The additional two bedrooms are positioned on the upper floor; each beautifully proportioned and decorated in exuberant colours and the main bedroom with a walk-in closet. The bathroom sits centrally and is replete with fine detailing such as panelled walls and handcrafted cabinetry. The top landing provides access to the huge attic space, with full-height storage spanning the length and breadth of the house.

### *The Great Outdoors*

A pair of timber-framed glass doors open from the kitchen to the south-facing courtyard garden, a leafy haven for alfresco suppers. Mature olive trees and potted eucalyptus provide privacy, wide flagstones run underfoot and high red brick walls form the boundary.

### *Out and About*

Fishpool Street, upon which Bankhart House sits, is in the heart of St Albans; a highly sought-after city in Hertfordshire, renowned for its excellent private and state schooling and characterised by its historic architecture and many listed buildings, as well as St Albans Cathedral, Roman Verulamium Park and the River Ver.

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Proximity to London enables easy commuting from St Albans' mainline station which is a short, flat walk from the house; regular and direct services run from here to St Pancras International in around 18 minutes. The motorway network is also within easy reach, with Junction 6A or the M1 just over five miles away. Luton Airport is a little over 11 miles away and London Heathrow Airport is 27.5 miles away.

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.