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The beautifully simple new way to sell your home



(Formerly The Annexe), Tewin

Swan Cottage: a unique opportunity to build your own detached cottage, with idyllic riverside gardens along the beautiful river Mimram, all just a short drive from Welwyn North Station. GUIDE PRICE: £375,000-£400,000.

£375,000

01992 87 85 80



Overall Description

GUIDE PRICE: £375,000-£400,000. This is a unique opportunity to build your own cottage in a gloriously quiet rural location, with beautiful riverside gardens and around 50ft of bank along the river Mimram, including your very own wooden jetty. Apart from its beauty, with Swans and ducks nesting on the opposite bank, the river Mimram is also an important and protected chalk stream (one of only 220 in the world), home to freshwater fish such as brown trout and grayling and with a site of special scientific interest (SSSI) just upstream from the property. The property is currently a one bedroom single storey building and the owner has a certificate of lawfulness as a separate dwelling (not an annexe), as well as permitted development plans, signed off by the council, to add a second storey and also to extend the ground floor foot-print. The property, when completed, will have two bedrooms on the first floor, with a bathroom and en-suite to the master. On the ground floor is a kitchen/dining room, utility room, sitting room, study and downstairs cloakroom. Outside the property has a large gravel driveway with parking for three cars and a separate fenced off area housing the Klaufester system. Opposite the house a gate leads into the riverside gardens, which are such a pleasant feature of this property, the perfect place to sit out on the jetty to enjoy the setting or to entertain family and friends. The property even has Riparian, or what is more commonly called fishing rights, and the boundary is the mid-point of the river. Both the driveway and garden are accessed from the shared gravel lane into the hamlet, with the owner contributing 33% to the occasional upkeep. We are selling this property with a Guide Price of £375,000-£400,000 and no chain.

Location

The property sits in an enviable riverside location in the tiny hamlet of Archer's Green, just outside the sought-after village of Tewin with its village shop/cafe, two pubs, church, Memorial Hall, village green and cricket club (the excellent village web site www.tewinvillage.co.uk has full details of village amenities and activities). The location is beautifully rural and yet the cottage has the best of both worlds as it is very well positioned for local rail and road links being around a five minute drive from Welwyn North, Welwyn Garden City and Hertford North stations with their regular services to Kings Cross (Welwyn line) and Moorgate (Hertford line). The A1, A414 and A10 are also between five and ten minutes drive away, so the cottage is ideal for people who want to live a rural lifestyle but still be close to "civilisation". It sits between the historic county town of Hertford and Welwyn Garden City with its excellent shopping including The Howard Centre and John Lewis Department Store. There are excellent schools at all levels in the area, both private and state, so the location is also perfect for growing families. Apart from enjoying watching the river flow by (an area of river immediately upstream has been given extra protection as a Site of Special Scientific Interest), the property is surrounded by beautiful Hertfordshire countryside, so it is ideal for nature lovers and keen walkers and cyclists.

Current Accommodation

From the gravel drive you step onto raised decking where French Doors lead into the:

Living/Dining Room and Kitchen 17'8 x 10'3 (5.38m x 3.12m)

Window to front. Wood-burning stove. Kitchen units with roll-top worksurfaces and stainless-steel sink. Space for electric cooker. Space for fridge/freezer. Space and plumbing for washing-machine and dishwasher. Telephone point. Cupboard housing the electrics.

Bedroom 13'7 x 10'8 (4.14m x 3.25m)

Window to rear. Loft hatch.

Bathroom 10'9 x 5'11 (3.28m x 1.80m)

Window to front. Panel bath with shower attachment. Low-level WC. Vanity unit with wash-hand basin and cupboard beneath. Three heated towel-rails. Spotlights. Tiled walls.

Outside

The property is approached up a shared drive with right-of-way to a gravel parking area with space for three cars. A gate leads to a glorious south-facing riverside garden, laid to lawn with mature trees, with long river bank including a timber jetty, the perfect place to watch the local wildlife including swans with their cygnets and ducks with their young. The property has private fishing rights and the boundary is the mid-point of the river.

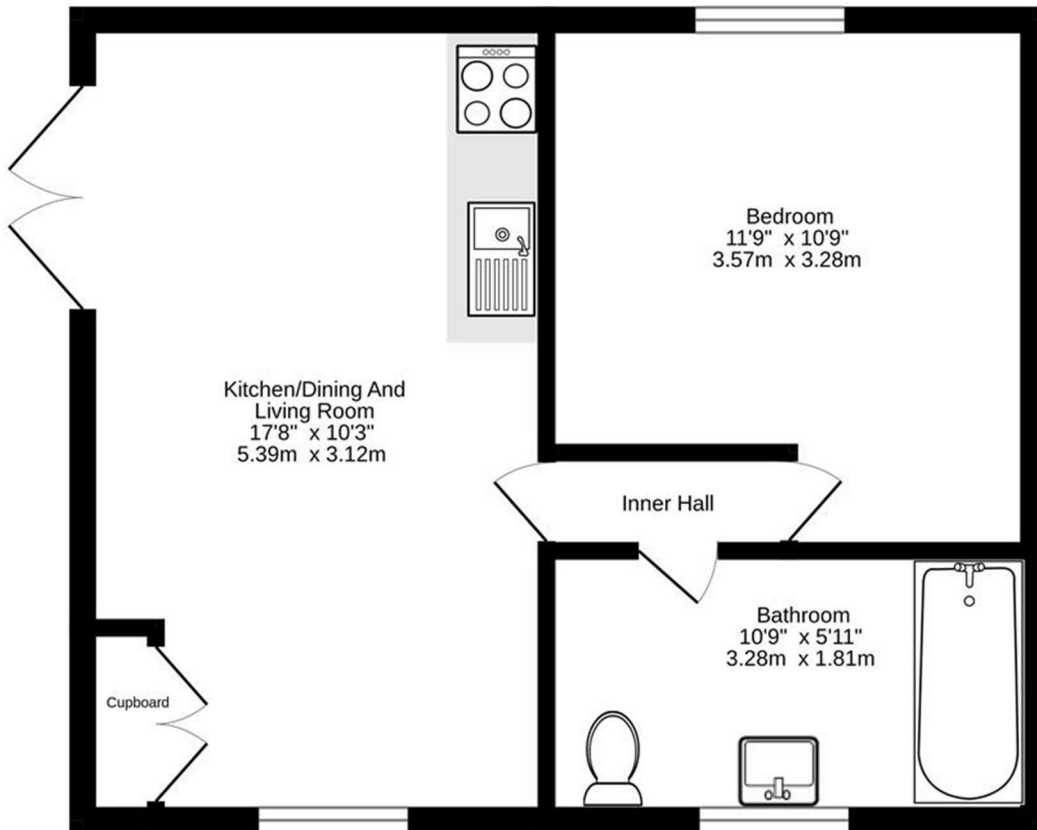
Services and Other Information

Mains electricity. Private drainage (Klaufester system shared with next door). Private water (bore hole shared with next door). No gas but you could get Calor gas or oil - or look to more renewable options more



in keeping with the location. Telephone connected. TV aerial. Right of way down the shared gravel lane to the house and garden. The fence along the northern boundary of the property is not owned by it. Coucil Tax Band A.

Ground Floor
371 sq.ft. (34.5 sq.m.) approx.




TOTAL FLOOR AREA : 371 sq.ft. (34.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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