



Abdale Hall, 24 Warrengate Road, North Mymms, Herts, AL9 7TX
£875,000

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Situated on a quiet country lane overlooking woods and fields. Only a few minutes drive from both Brookmans Park and Potters Bar with shops and mainline railway services. This Detached Grade II listed period property originally dating back to the late 16th century. Generous accommodation and benefits from gas central heating. Well-secluded

southerly aspect side garden and completely secluded westerly rear garden provide excellent outside space. Please phone the vendors sole agent for further details on this property. CHAIN FREE



- THREE / FOUR BEDROOM DETACHED GRADE II LISTED PERIOD PROPERTY
- SITUATED ON QUIET COUNTRY LANE OVERLOOKING WOODS AND FIELDS
- FEW MINUTES DRIVE FROM BOTH BROOKMANS PARK AND POTTERS BAR WITH SHOPS AND MAINLINE RAILWAY SERVICES
- ORIGINAL HOUSE DATES BACK TO THE LATE 16TH CENTURY
- GENEROUS ACCOMMODATION AND BENEFITS FROM GAS CENTRAL HEATING
- MANY CHARACTER FEATURES
- WELL-SECLUDED SOUTHERLY ASPECT SIDE GARDEN 65' x 55'
- COMPLETELY SECLUDED WESTERLY REAR GARDEN 46' x 11'
- TENURE - FREEHOLD. COUNCIL TAX BAND E - WELWYN AND HATFIELD COUNCIL
- CHAIN FREE



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Front door opens into

RECEPTION HALL

12'2 x 12' (3.71m x 3.66m)

Open fireplace. Double radiator. Flagstone floor. Exposed timber ceiling and wall features. Windows to front and rear.

STUDY / BEDROOM FOUR

12' x 8'9 (3.66m x 2.67m)

Quarry tiled floor. Under stairs storage area. Window to front.

LOUNGE / DINING ROOM

26'9 x 14'1 (8.15m x 4.29m)

Widening to 16'7, being split level with open fireplace. Triple aspect with windows to front and side. Door to front and part glazed patio doors to rear. Laminate flooring. Ceiling spotlights. Under stairs storage cupboard. Three double radiators.



KITCHEN

32' x 11'9 (9.75m x 3.58m)
Widening to 16'5.

Wash stand style Belfast sink in wood. Fitted gas Aga oven with two hotplates. Space for washing machine and fridge / freezer. Triple aspect with windows to either side and to rear. Part glazed casement doors to side garden. Feature Vaulted ceiling with Oak beams. Exposed original brick wall. TV aerial point.

DOWNSTAIRS CLOAKROOM

High flush suite. Single radiator. Frosted window to rear.

FIRST FLOOR LANDING

Approached via turn flight of stair case from lounge / dining room.

BEDROOM ONE

16' x 15'1 (4.88m x 4.60m)
Narrowing to 12'3. Exposed timber flooring. Double radiator. Pedestal wash basin. Feature fireplace. Window to front.

BEDROOM TWO

11'9 x 9'4 (3.58m x 2.84m)
Windows to front and side. Built in cupboard with light.

SHOWER ROOM

7' x 3'7 (2.13m x 1.09m)
White suite with shower base. Pedestal wash basin. W.C. Tiled floor and walls.

DRESSING AREA

12' x 6' (3.66m x 1.83m)
Exposed timber flooring. Heated towel rail. Window to front. Exposed timbers.





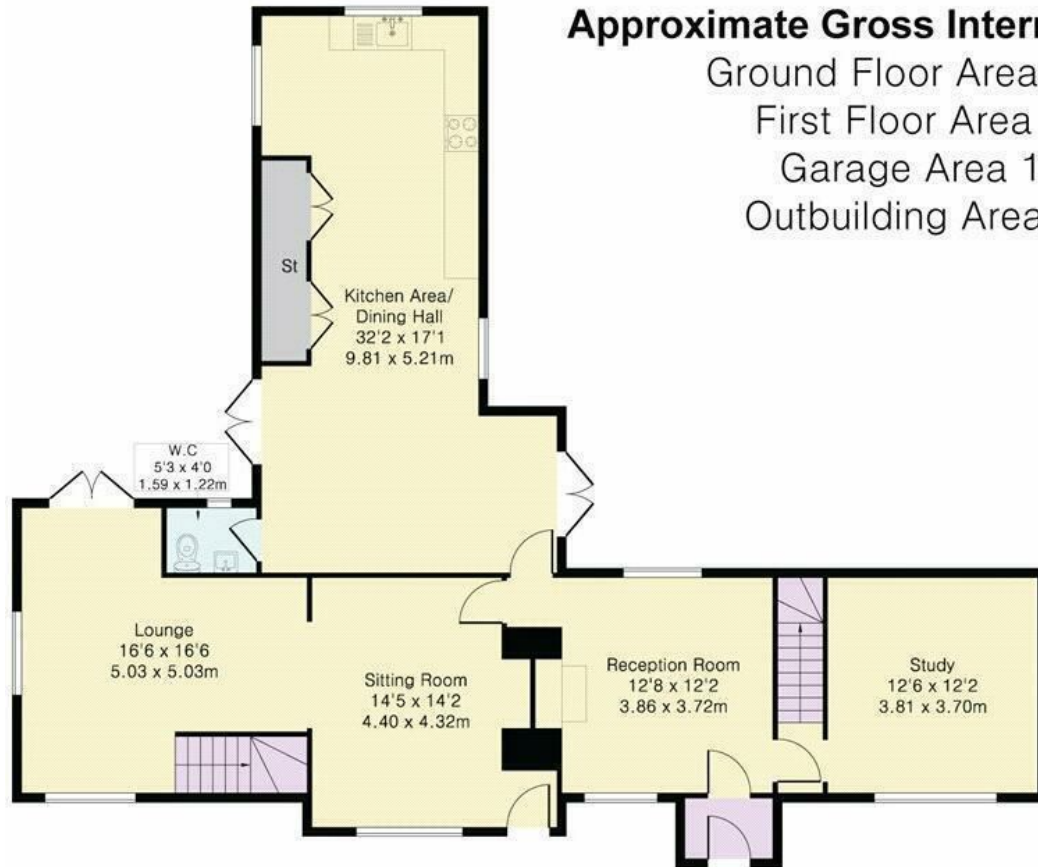
Approximate Gross Internal Area 2377 sq ft - 220 sq m

Ground Floor Area 1285 sq ft – 119 sq m

First Floor Area 768 sq ft – 71 sq m

Garage Area 163 sq ft – 15 sq m

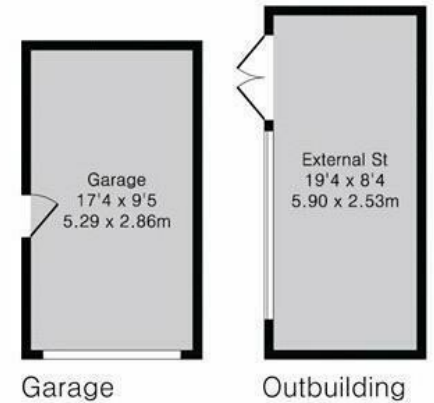
Outbuilding Area 161 sq ft – 15 sq m



Ground Floor



First Floor



BATHROOM

6'9 x 6'4 (2.06m x 1.93m)

White suite comprising bath, wash basin and W.C. Exposed timber flooring. Window to rear. Exposed timber ceilings and walls.

SHOWER ROOM

6'2 x 4'10 (1.88m x

1.22m`3.05m)

White suite comprising W.C. Pedestal wash basin. Shower cubicle. Exposed timber flooring.

BEDROOM THREE

12'8 x 12'1 (3.86m x 3.68m)

Exposed timber flooring. Exposed wall timbers. Double radiator. Window to front. Stair case down to study and reception hall area.

EXTERIOR REAR

65' x 55' (19.81m x 16.76m)

Main garden is to the side rear. Predominately laid to lawn with various hedges and shrubs.. Large timber shed under tiled roof. Medieval style grotto (12'6 x 7'3) with two pointed archway entrances and open lattice windows. Large patio to side rear of property with external lighting and water point. Further timber summerhouse / storage shed with double glazed windows and doors to front.

Further section of garden to rear of property with a westerly aspect, measuring 46' x 11'. Very secluded with walls to nearly all sides. Side garden is predominately southerly aspect. Access to front from side garden via medieval style arch through garden wall.

EXTERIOR FRONT

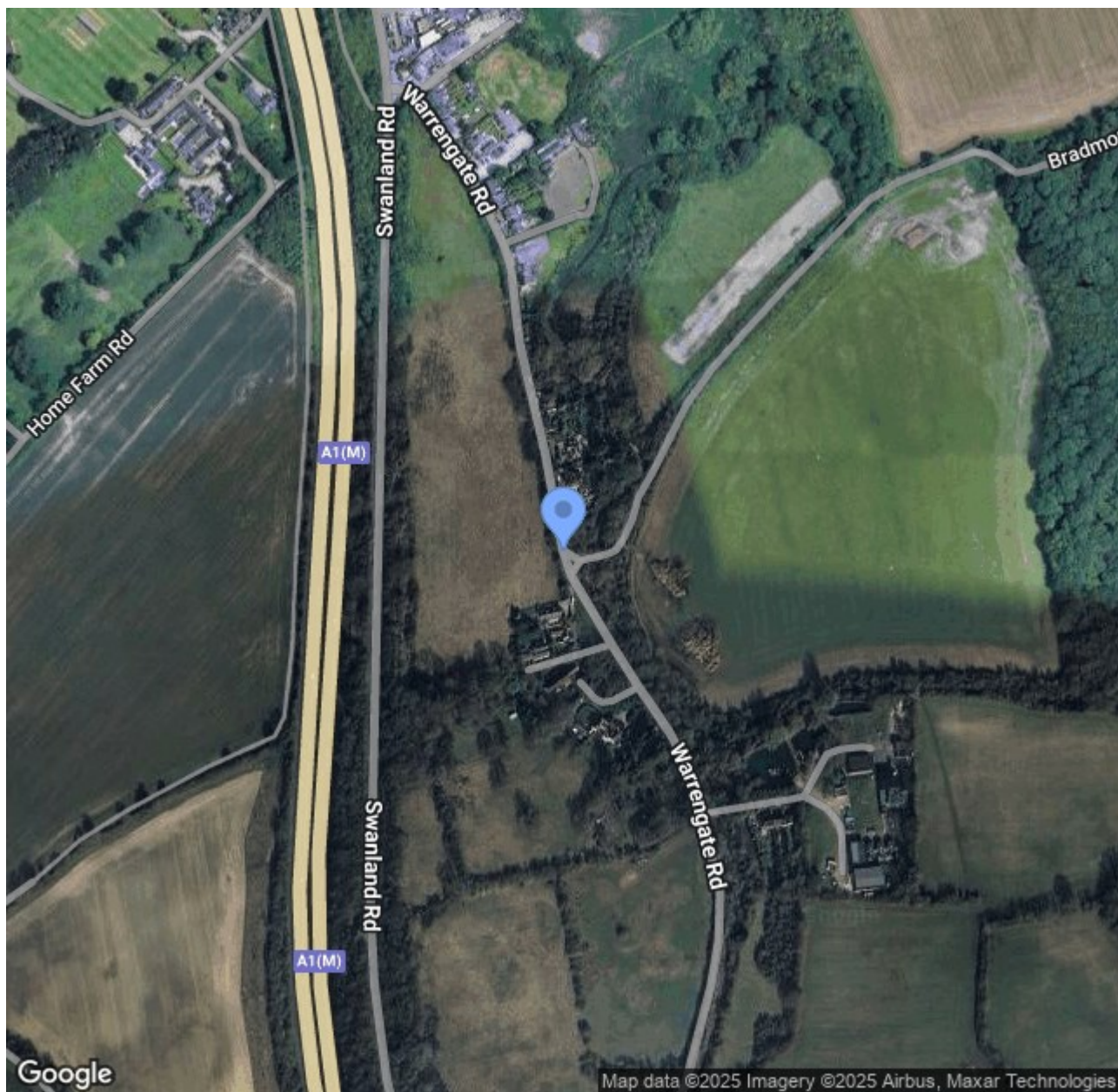
Predominately grass and gravel all for parking.

TENURE - FREEHOLD.
COUNCIL TAX BAND E -
WELWYN AND HATFIELD
COUNCIL.

Property Information

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you

should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.



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