



Mortimer House, Pottersheath Road, Welwyn, AL6 9SZ | Freehold

🛏 6 Bedrooms 🚿 5 Bath/Shower Rooms 🪑 5 Reception Rooms 🚗 Double Garage & Carriage Driveway

🌳 2.7 Acre South Facing Gardens with Swimming Pool & Equestrian Facilities 📊 EPC Band D 🏠 Council Tax Band: H

£4,795.88 Apr 25/Mar 26 🏛 North Hertfordshire District Council

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Mortimer House, Pottersheath Road, Welwyn

Situated in a glorious rural yet convenient setting, this stunning six bedroom, four reception room detached residence has a basement annexe and set in 2.7 acres of south west facing gardens, with equestrian facilities including a Ménage.

Description

Architect designed with numerous eco features including underfloor heating, solar panels and an efficient German engineered heating system, this superb family home is both spacious and comfortable whilst offering an immaculate modern country lifestyle in an idyllic setting, yet within easy access for transport links to London.

Approached from an impressive carriage driveway and screened from the lane by a mature hedge, the accommodation comprises a grand galleried reception hall with turning staircase, doors leading to a drawing room opening into the dining room, family room, study and well-appointed kitchen breakfast room, all of which are flooded in natural light and boast attractive outlooks over the formal gardens to front and rear. There is also a utility room, pantry, guest cloakroom and a ground floor shower room and wc.

Upstairs the generous landing leads to an impressive principal suite overlooking the rear garden with a full en-suite bathroom and separate shower, as well as a sizeable dressing room. A guest suite with an en-suite shower room and three further bedrooms, two of which have provision for en-suite shower rooms if required, a family bathroom and first floor laundry complete the accommodation of the main house. If required, there is further potential to convert the loft space into additional accommodation as it is already lined and boarded in preparation (any alterations would be subject to planning).

A versatile feature of this remarkable home is the addition of the lower ground floor level which is currently used as an annexe and includes a large open-plan cinema room with a preparation kitchen to one end and large patio doors to a generous lightwell. There is also an internal bedroom, a large store room with additional access from the hallway via double slides and a plant room housing the biofeed heating and storage container, as well as a further bathroom.

Outside, behind the formal garden are two paddocks enclosed by post and rail fencing and a selection of stables, loose boxes, ménage and a stable yard with a separate vehicular access directly onto Pottersheath Road. There is a large, flat formal south facing garden, designed by a local garden designer, largely laid to lawn, inset with a swimming pool surrounded by a patio area.

A wisteria covered pergola walkway leads to the formal terrace to the rear of the house and a well-stocked vegetable garden. There is detached double garage to the front of the house and carriage driveway for ample parking.



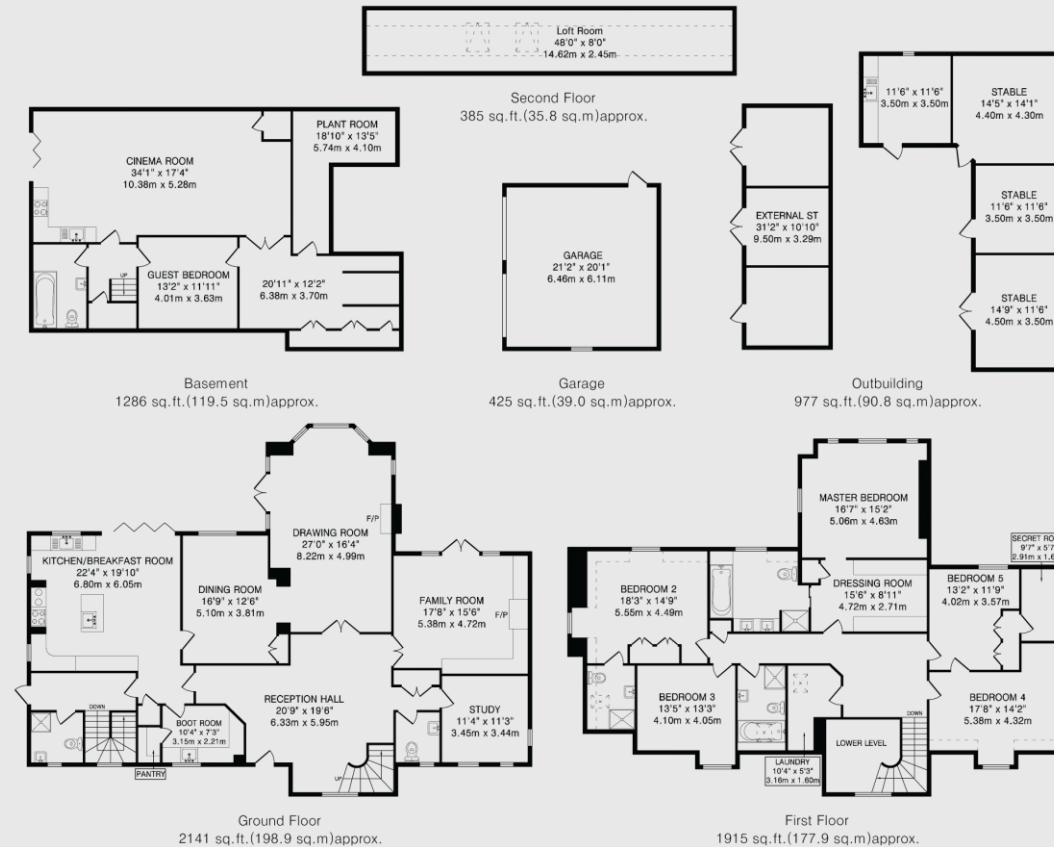
Location

Pottersheath is a highly sought after residential area, approximately one mile from Welwyn, with easy access to Welwyn Garden City and its extensive shopping and leisure facilities including John Lewis, Waitrose and the Howard Centre. It is an ideal location for those wishing to commute as Junction 6 of the A1(M) just one mile away. Welwyn Garden City and Welwyn North stations are within a few minutes' drive and Knebworth mainline station is just a 7 minute drive away offering a 21 minute train service to/from London at rush hour. There are also private schools, including Heathmount, within easy reach.









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