



# The Tun House

16a High Street, Whitwell, SG4 8AG

FINE & COUNTRY

## The Tun House, 16a High Street, Whitwell, SG4 8AG

A stunning grade II listed, Queen Anne home dating back to 1702, full of character and charm, open fireplaces, and a wealth of history.

This family home is set over three floors and offers a warm cosy feel. There are six bedrooms, three receptions and a modern kitchen which is the heart of this home. The accommodation is approximately 3674sq. Ft including annex and double garage.

This period family home is in the most sought-after village of Whitwell, just 6.7 miles to Hitchin and 6.2 miles to Welwyn North station and 6.8 miles to Harpenden Station.



# STEP INSIDE

## The Tun House

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The Tun house, superb queen Anne property dating back to 1702, a family home situated on the High Street and set in the quaint village of Whitwell. The accommodation including one bedroom annex and garage is approximately 3674sq.ft.

The property is built of red and blue brick and built by the Wellington family of Hertfordshire Tanners. The property has been extended over the years, in 1896 and in the 1960's to create what is needed for modern day living.

The front garden is to the side, off the high street, with ornate brick walls enclosing the private front garden leading to the front door and welcoming porch into the house. There is an inviting living room to the right with open fire and cosy sitting room to the left with bay window and seating area, this would have been the original, oldest part of the home. There are original windows and fireplaces with historical markings to make this home a house of interest. The staircase is centre piece to this home with the banister predating the house back to the 1650's and bringing the old and new together.

There is a large formal dining area, modern kitchen which was added in the 1960's which has been re fitted within the last six years. A cloakroom and access to the cellar beneath the staircase.

Leading up the staircase you will notice the feature library wall, a spacious landing with three generous bedrooms and ensuite modern shower room to the main bedroom and a modern four-piece family bathroom.

The second floor is where you will find the sixth bedroom, studio, or games room, a large space which can be adapted for your family's needs. There is an ensuite bathroom and room which would make a superb walk-in wardrobe.

A further three rooms, two of which are bedrooms currently and other a playroom connecting the two.























# STEP OUTSIDE

## The Tun House,

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The rear garden of this beautiful home is accessed from the kitchen and a gate to the side from the High Street.

A secluded rear garden with two patio areas, and mature archway leading to the lawn and mature tree and shrub borders.

To the right-hand side of the garden, you will find the garage which has an electric charging point, a separate utility room and large store cupboard.

The utility room houses a boiler for the annex above, the boiler for the main house can be found via a door from the patio area into a store cupboard connect to the house.

Local Authority: North Hertfordshire district council 01462 474000

Council Tax Band: G

EPC: Exempt

6.7 miles to Hitchin Station

6.2 miles to Welwyn North Station

Please call Heather Curtis to arrange an appointment to view.

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# LOCATION

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The property is nestled in the picturesque county of Hertfordshire nestled in the charming village of Whitwell. There are many beautiful country walks to explore, and Emily's Teashop is just down the lane from the house.

There is a well-regarded primary school, public house, GP surgery, village shop and post office and farm shop.

The property is 6.2 miles to Welwyn North Station, 6.7 miles to Hitchin Station and 6.8 miles to Harpenden Station.

# THE TUN HOUSE

GROUND FLOOR  
125.8 (1354.1 sqft) approx.



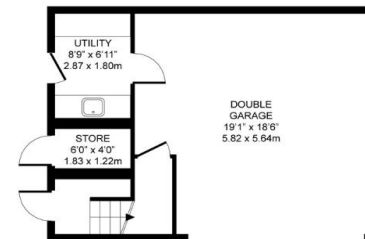
FIRST FLOOR  
108.9 (1172.2 sqft) approx.



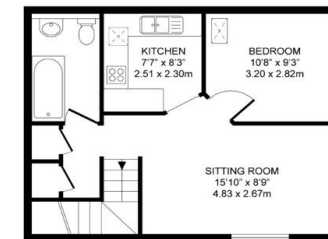
SECOND FLOOR  
105.7 (1137.7 sqft) approx.



GARAGE GROUND FLOOR  
45.1 sqm (485.5 sqft) approx.



ANNEXE  
43.6 sqm (469.3 sqft) approx.



TOTAL FLOOR AREA : 3674 sq.ft (341.2 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.



AGENTS NOTE: Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Floorplans are for guidance only, are not to scale and should not be relied upon for their accuracy



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