



Apartment 3, Tewin Water House,
Digswell, Welwyn, AL6 0AA

FINE & COUNTRY

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LOCATION, LOCATION, LOCATION.

Approached via a long private driveway and forming part of this grade II listed Mansion House, we are delighted to offer this substantial period duplex apartment set in around 10 acres of landscaped gardens with views over parkland grounds and the River Mimram.

This fine country residence was built in 1798 by Lord Cowper and today is divided into some of the most luxurious country house apartments one will find anywhere. Offering huge, but practical living space with a large entrance hall, a cloakroom /WC, two large reception rooms that reflect the scale of the original building with high ceilings and large sash and French windows, ideal for entertaining. The kitchen/dining room has been refitted in recent years and is a fine space for the family to congregate. There is a fabulous master bedroom with en suite dressing and bathroom, two further bedrooms each enjoy en suites and there is a further mezzanine level where one finds an office/ study off which is a further double bedroom.

Outside there are beautifully maintained parkland gardens for the enjoyment of the residents.



Vendor insight

"We had been looking for a suitable property for nearly two years and when we first viewed Tewin Water House, we were immediately taken by the size of the rooms and the location; it felt like we were in the country, yet close to the railway station and historic towns. Its history was intriguing," says John and Helen.

"It had the wow factor, style, and was by far the best property we had viewed. We could walk to the station and access London which was ideal for us and it's a lovely walk over the fields to the local pubs. We tend to eat locally, unless we're going into London for the evening, anywhere from The Plume of Feathers in Tewin to Auberge du Lac at Brompton Hall. There are lots of local walks from the house to the surrounding villages and we enjoy spending time with our grandchildren in nearby countryside. We can attend the productions at the Barn Theatre and the Campus West cinema and often visit Hatfield House which is set in beautiful grounds and makes for an interesting day out. The local Stanborough Lakes has nature walks and orienteering trails set around the lakes and parkland."

"We have easy access to the local sports centres and we're within the catchment area for some private and good local schools. And if golf is your passion, there are some great courses at Brompton Hall, Panshanger and Mid Herts Golf club which are all close by."

"Outside, we share the communal gardens where our neighbours often meet for a drink - weather permitting. We can enjoy each other's company and then go our separate ways, so there's a good community feeling but we also have our privacy".

"The 'Summer room' is one of our favourite rooms, it is very spacious with a bright and relaxed feeling, and it is this room that guests enter first. We love it and use it to entertain and have 'quiet time' with no TV. The library is our day room and once in here, guests are very reluctant to move. It is wood panelled, cosy and relaxing. At the opposite end of the house is a separate collection of rooms and we love this whole area which has a completely different feel; it's self-contained so any guests staying with us can relax knowing that we can't hear them, and they can't hear us."

"We enjoy being close to the local amenities, but the house still retains a lovely country feel. There is no fencing to inhibit our views, and nobody knows we're here; it's an oasis of peace and tranquility."













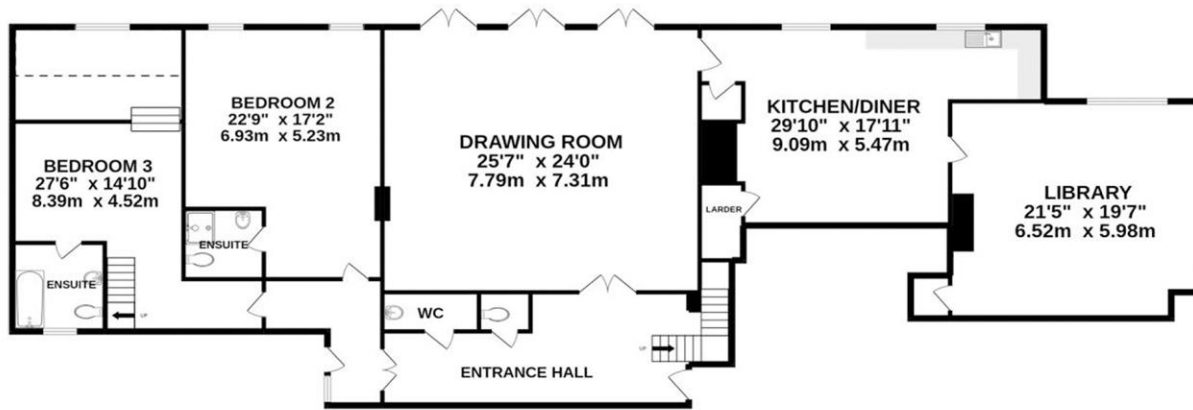
LOCATION

Tewin Water House is in a delightful rural location at the end of a long private driveway through beautiful parkland.

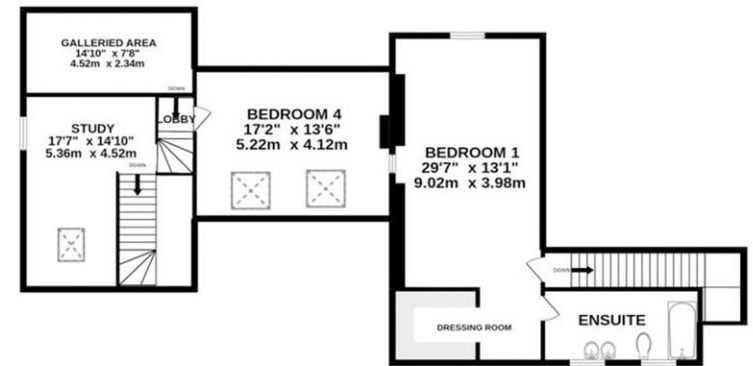
Welwyn North Station is within a 20 minute walk from where trains reach London King's Cross in just over 30 minutes. The village of Digswell also benefits from local shops, St Johns primary school, the Cowper Arms pub, a tennis club and various clubs and societies. Welwyn Garden City is a couple of miles away offering a wide and varied range of amenities. You can also walk for miles through the surrounding countryside along the many footpaths and bridleways.

Within the area are many state and private schools including Sherrardswood, Haileybury, Duncombe and Heath Mount. The A1(M) links to the M25 and both Luton and Stansted Airports are within 30 to 40 minutes drive.

3 TEWIN WATER HOUSE



GROUND FLOOR
2738 sq.ft. (254.3 sq.m.) approx.



1ST FLOOR
1141 sq.ft. (106.0 sq.m.) approx.

TOTAL FLOOR AREA : 3878 sq.ft. (360.3 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.



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