Long Valley
Dark Lane | Codicote | Hitchin | Hertfordshire | SG4 8UZ

FINE & COUNTRY

Set on an enviable plot of just under 2 &1/4 acres, Long Valley sits on the outskirts of Codicote; this four-bedroom home presents a rare opportunity to create something truly special. With panoramic views that sweep down a lush valley and rise again in the distance, the setting is simply breathtaking — a peaceful rural backdrop with all the conveniences of village life just a short stroll away. The house itself has been enjoyed by the same family for over 60 years and would suit buyers looking to create a luxurious family home, a countryside retreat or a modern equestrian residence. Mature trees, established shrubs, fruit trees and rolling lawns surround the property, offering both privacy and natural beauty in abundance. Equestrian facilities include four stables and a horse shelter, along with approximately one-acre of paddock. There is a substantial quadruple garage which includes a dedicated workshop, while above it, a self-contained annex offers flexible space; ideal as guest accommodation, a home office, or studio. This is a rare chance to secure a significant plot in an outstanding location, with scope to reimagine a country home with views that are nothing short of spectacular.

Step Inside

Entering through the solid oak front door, you are immediately struck by the interesting character of this house with a small interior porch encased by leaded glazed double doors. The space then opens into an area with beautiful, original real wood parquet flooring and an open plan room which gives you direct views over the garden and beyond. This versatile room, which was once a formal dining room, has a Portland stone fireplace, open fire and is currently set up as a study. However, it also lends itself to being a TV snug, play room, library or hobby room.

Moving past the large downstairs cloakroom, the kitchen also faces south and offers the most incredible views through patio doors in the bay. With a multitude of fitted cupboards, an oil fuelled 4-oven AGA, plus a combi microwave and double electric hotplate, large pantry cupboard, integrated fridge freezer and dishwasher, this kitchen is fully equipped for entertaining and family life. There is a sitting room/former playroom which leads off the kitchen; another comfortable room to enjoy views of the garden through patio doors. At the rear is a fantastic utility room which houses a washing machine, tumble dryer, extra freezer and butler sink, as well as more storage, including a full height cupboard. The back door area also has another cupboard and exits back onto the driveway. Moving back past the front door you find a large entertaining room where large windows flood the room with light and offer views over the meadow, driveway and the garden. There is a vast Inglenook fireplace which houses an open fire with flagstone tiles in the hearth where you can imagine cosy and welcoming evenings in the winter months. Moving towards the garden into where the house was extended in the early 90's is a dining space which has views over three aspects of the garden, again showcasing the incredible views, and two sets of large sliding doors which both open to patio access.

An unusual, winding staircase takes you up to the landing where you can appreciate the four large leaded windows in the 'turret' and more windows span the length of the landing overlooking the drive, making this a sunny and light space. All four bedrooms overlook the rear garden, taking advantage of the incredible views.

The generous master suite includes a large bathroom with separate shower and bath, fitted wardrobes along the interior wall of the room, and patio doors out onto a small balcony. The balcony has space for a small table with pair of chairs where you can enjoy the uninterrupted views that overlook the rear garden of Long Valley and the pony paddock/orchard and sweep down the valley and up towards Ayot St Lawrence. Next door to the master suite is a small cloakroom, and two double bedrooms, one with built-in wardrobes. Moving past some large storage cupboards is the family bathroom which includes a large bath and heated towel rail. The final double bedroom has a small shower room and fitted wardrobe, as well as another balcony and views on all sides.

The annex above the garage has an entrance at the rear into a kitchen area on the ground floor where there is a cloakroom, boiler, sink, washing machine, drier and worktop space. Going up the stairs, there are three Dorma windows letting in light to this open plan layout. This carpeted and separately heated room is currently laid out as a lounge area and a bedroom, and there is a small bathroom with bath. This useful annex could easily be converted into a modern work space, games room, or very comfortable living accommodation (subject to change of use) for teenagers, guests or an au pair.

Step Outside

Driving from the road down Dark Lane, this secluded and private no-through lane swings to the left and you enter the driveway past a stable and large pony shelter at the top of the paddock, both with electricity. However, this secluded and private no-through lane swings to the left and you enter the driveway past a stable and large pony shelter at the top of the paddock, both with electricity. The drives sweeps up to the rear of the house where you are struck by the unusual turret on this 1950's built house. The driveway is block paved and offers parking for around 8-10 cars. There are established trees and shrubs bordering the plot and a fabulous willow tree is the focal point of this part of the garden, with cherry trees and traditional lampposts along the driveway. There is a timber single garage to the left and at the rear of the garage is the oil tank, a log store and general utility area. The detached quadruple garage is accessed off the driveway by sliding oak doors. Inside the garage you will also find an inspection pit and a steel beam for raising/lowering engines via a pulley system, plus a sink. This workshop is the perfect place for storage, cars and tinkering mechanics!

To the side of the garage is a gate that takes you past the main house's boiler cupboard, following a path to a greenhouse and small area of raised beds, then further along to a block of three stables with electrics and automatic drinkers, as well as an outside tap. In excellent condition due to the quality of the brand (Scotts) they are based on a hardstanding and the area is fenced and ready for its next ponies! However, this area is also a great space, with plumbing and electrics, so can be converted into an outbuilding for a home office, gym or indoor pool.

The main garden area sits just below the property and is mainly set to lawn with established trees and shrubs dotted around for interest and shade, and a small pond with pump and rockery area. There are beautiful weeping birch trees which soften the view of the stables from the house, and the patio envelopes the whole house, giving access to three rooms from the garden.

The patio has two seating areas for tables and really is the best place to sit and enjoy the fantastic sunsets. The garden has traditional wooden post and rail fencing and allows views down the hill into the orchard paddock with its apple and pear trees, and onwards to the mature trees which border the plot. The boundary line is mainly stock fenced and is also reinforced by mature trees and shrubs. There are rolling fields and paddocks all around this house and the narrow footpath/bridleway which spurs off Dark Lane runs at a lower level than the property, which means total privacy on all sides.

Location

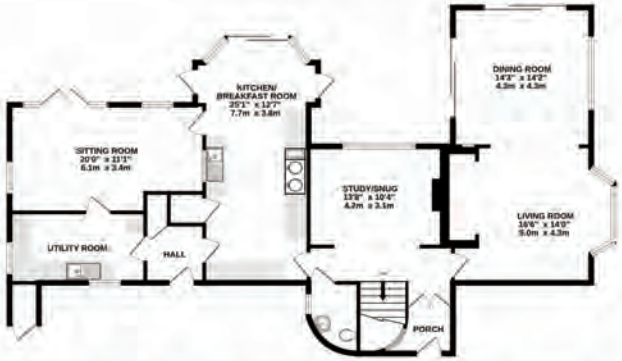
Codicote itself is a highly desirable village, located between Welwyn and Hitchin, with a warm, active community. This property is surrounded by countryside yet is within easy walking distance of the pubs, restaurants and amenities in the village, offering a wonderful blend of country living and village convenience.

Codicote has a pre-school, well-regarded Primary School within easy walking distance and is in the priority catchment area for secondary state schools in Stanborough, Hitchin Girls' School, Hitchin Boys' School, and The Nobel School. There is a school bus from the village to the Hitchin schools. For independent schools, Sherrardswood in Welwyn or St Albans Prep School for Girls in Wheathampstead are both just a 3.5 mile drive, with Aldwickbury Pre-Prep and Prep School for boys 5.5miles, Heath Mount in Watton at Stone is just over 8 miles, St Albans High School for Girls is 8 miles, St Albans School (now co-ed) is 10 miles away, and Kingshott in Hitchin is 10 miles away.

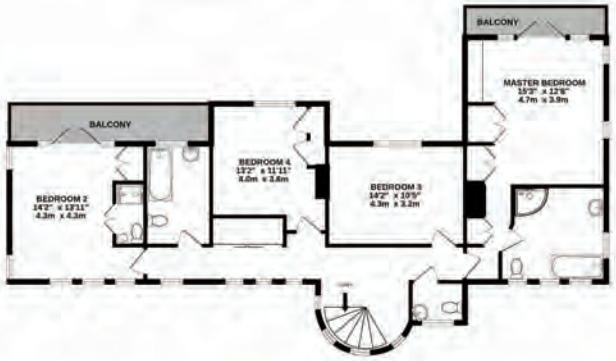
For commuters, there is a choice of local mainline stations; Stevenage and Knebworth offer direct trains to London in 19-22 minutes and from Welwyn North, it's just 19 minutes. For the frequent flyer, it's just 9 miles to Luton Airport, just under 30 miles to Stansted Airport and 37.8 miles to Heathrow Airport. Alternatively, Harpenden station is 8 miles away and has direct trains to Gatwick Airport via London.

LONG VALLEY

GROUND FLOOR
1381 sq.ft. (128.3 sq.m.) approx.



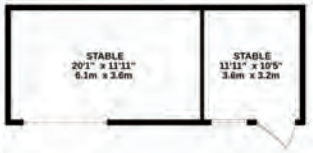
1ST FLOOR
1150 sq.ft. (106.9 sq.m.) approx.



GARAGE - GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.

GARAGE - 1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.

OUTBUILDINGS
490 sq.ft. (45.6 sq.m.) approx.

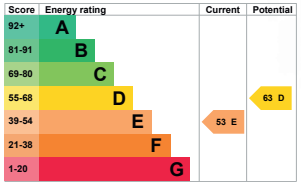


OUTBUILDING
370 sq.ft. (34.4 sq.m.) approx.

TOTAL FLOOR AREA: 4666 sq.ft. (433.4 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.

Council Tax Band: G
Tenure: Freehold



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