



**Bryan Bishop**  
*and partners*

**Codicote Road**  
**Welwyn, AL6 9TU**



# Codicote Road

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Occupying a generous corner plot on the outskirts of Welwyn Village is this outstanding grade 11 listed cottage well cared for by the present owners and ideal for those looking for a more convenient yet semi rural location.

The property dates from the 17th Century when it was originally 3 farm cottages, it was sympathetically extended around 20 years ago and now offers; 4 bedrooms (2 with en suite) additional bathroom, shower room, living room, sitting room, dining room, study, modern kitchen and detached double garage with office over. Some notable period features, including an inglenook fireplace to main living room and exposed original timber framing on ground and first floor. The kitchen is modern with a wide range of storage cupboards, gas cooking range, integrated dishwasher and fridge/freezer and plumbing for washing machine. Delightful double aspect dining room, large living room, separate sitting room and study and a ground floor bathroom which has recently been refitted. All of the ground floor rooms enjoy views over the garden which faces south and west.

The first floor has a master bedroom with en suite shower, 2 further bedrooms and a bathroom, and a spacious guest room/bedroom 4 (approached via its own staircase from the ground floor) with en suite shower. These rooms also enjoy views over the garden and have south or west facing windows.

Externally, is a detached double garage with remote control up and over door, parking for 3 cars on driveway. A staircase within the garage leads to a useful office/studio above. The gardens are delightful and beautifully kept, comprising a large lawn, several flower beds, ornamental fishpond, well stocked borders and beds with spring flowers, a wonderful old gnarled apple tree, established boundaries providing seclusion and several delightful seating areas. The plot is approaching one third of an acre.

Situated on the edge of Welwyn village, it is just a 10 minute walk to the High Street, which offers an excellent range of amenities, including Doctors and Dentist Surgeries, a Post Office, Tesco Express and restaurants offering fine dining. More extensive facilities with John Lewis are to be found in Welwyn Garden City which lies approximately 3 miles to the south and 4 miles to the north: Roaring Meg shopping centre with a brand new M&S. For those wishing to travel into London, Welwyn North station is 6 minutes away and offers a fast and frequent service into Kings Cross, taking from just 20 minutes, whilst junction 6 of the the A1(M) is within one mile.







## GROUND FLOOR

Kitchen/Breakfast Room	9'8" x 18'1"
Dining Room	13'5" x 10'10"
Living Room	29'3" x 13'
Snug	12'9" x 15'1"
Study	12'11" x 5'11"

## INNER HALLWAY

## SHOWER ROOM

## FIRST FLOOR

## LANDING

Master Bedroom	13'10" x 10'11"
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## EN-SUITE

## WALK IN WARDROBE

Bedroom Three	11'11" x 12'3"
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Bedroom four	8' x 13"
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## BATHROOM

## SEPARATE STAIRCASE TO

Bedroom Two	12'10" x 15'4"
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## EN-SUITE

## EXTERIOR

## DETACHED DOUBLE GARAGE WITH

First Floor Studio	10'6" x 22'2"
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## GARDENS

## DRIVEWAY

## COUNCIL TAX BAND - G



Upper kitchen cabinets on the left side, featuring light wood paneling and dark metal handles.

A large window with a white frame, providing a view of greenery outside. A small potted plant sits on the windowsill.

Lower kitchen cabinets on the left side, including a black dishwasher, with light wood paneling and dark metal handles.

A black range hood mounted above the stove area.

Upper kitchen cabinets in the center and right, featuring light wood paneling and dark metal handles.

A dark countertop with a white cutting board and a small vase of purple flowers.

Lower kitchen cabinets in the center and right, featuring light wood paneling and dark metal handles.

Open wooden shelving units on the right side, displaying decorative ceramic vases and a small blue box.

A wooden door with a small window, leading outside. The door has a dark metal handle and a lock.

A wooden dining table with four wooden chairs. A large vase of orange and white flowers sits on the table.

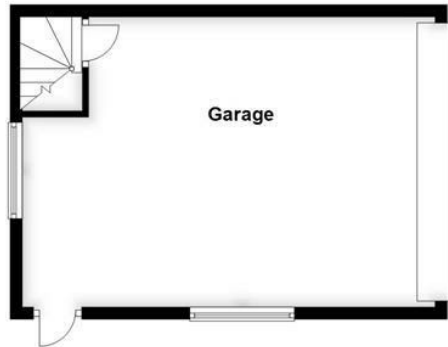
A silver bread box with the word "BREAD" printed on it, sitting on the countertop.

Two stone-tiled steps leading up to the wooden door.



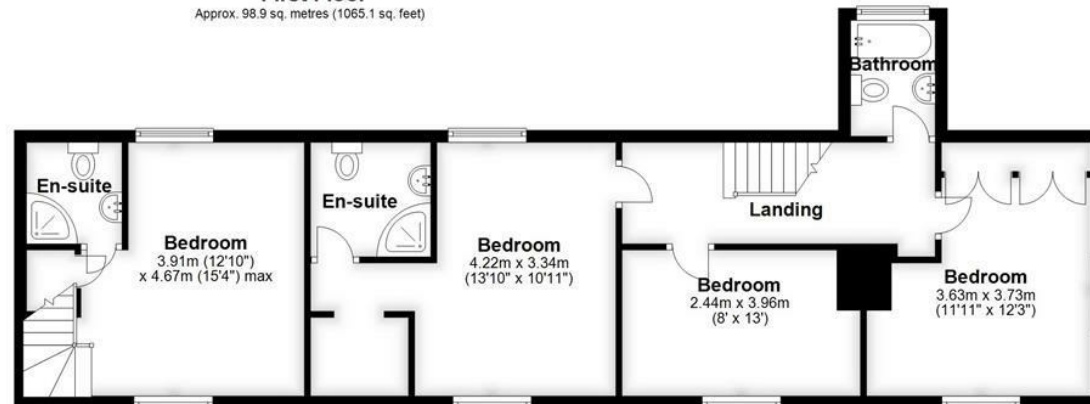
### Ground Floor

Approx. 131.0 sq. metres (1410.0 sq. feet)



### First Floor

Approx. 98.9 sq. metres (1065.1 sq. feet)



Total area: approx. 229.9 sq. metres (2475.1 sq. feet)









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