



**Bryan Bishop**  
*and partners*

**Tewin Water**  
**Welwyn, AL6 0AA**



# Tewin Water

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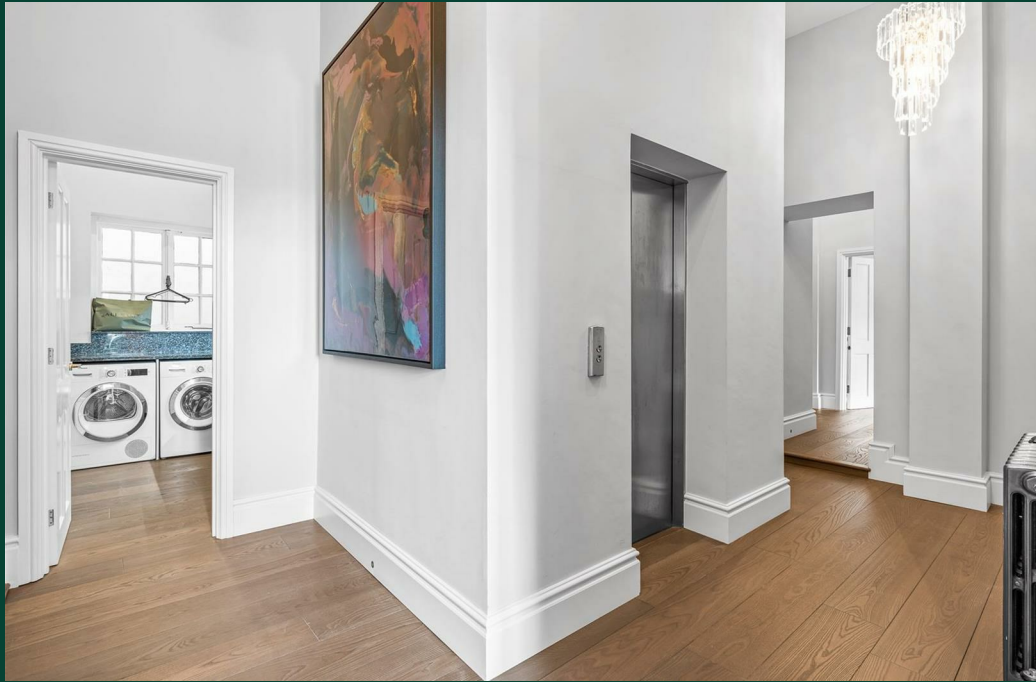
Bryan Bishop & Partners are delighted to bring to the market this newly modernised to an exacting standard immaculate 3-bedroom exclusive apartment sitting on the exceptional 10-acre grounds of Tewin Water Estate. This property enjoys a highly regarded location within a twenty-minute walk of Welwyn North station, allowing for great connections to London Kings Cross, via a twenty minute direct train, and The North.

The apartment is situated within a stunning Grade II listed Mansion with the first recorded house on the site being built in 1689 by Squire John Fleet. Since then it has undergone several changes since, most notably by Henry Cowper, the fifth Earl Cowper. In 1978 he remodelled and extended the house in its current neo-Greek style. The landscaped grounds date back to the 18th century, and were drawn up and planted by Humphry Repton.

The property is approached via a long shared private driveway showcasing the beautiful views the grounds have to offer. On entering the property, you find yourself in the spacious entrance hall where you will find access to the elevator which is dedicated exclusively to this apartment. The apartment benefits from lovely twelve feet high ceilings throughout, a unique open plan dining and living area, which leads you onto the newly finished west orientated composite terrace, capturing the amazing sunsets over the grounds, a modernised kitchen with multiple base and eye level slate finished units as well as a range of integrated appliances, a wine cooler, and finished with Phillips HUE lighting. The property also features lovely solid Ashwood flooring throughout, the principle bedroom features striking tall built-in mahogany wardrobes, and a spacious en-suite. It is also worth mentioning the property has cast iron radiators throughout and idyllic views from every room. To the rear there are immaculate shared gardens shared by only the apartments in the house as well as the river lined private acreage which only the manor house and stables are granted access to, as well as a garage en-bloc.

Digswell has a shop, café, two pub/restaurants and Welwyn North train line which has good links into London Kings Cross, alternatively there is the A1(M) which can be joined at J6, providing fast vehicular access into London. Welwyn Village and Welwyn Garden City offer additional facilities and restaurants.







**GROUND FLOOR**

**Communal Entrance Hall**

**Private Lift**

**FIRST FLOOR**

**Entrance Hallway**

**Kitchen/Breakfast Room**

11'3" x 13'11"

**Dining Room**

17'9" x 14'9"

**Living Room**

15'4" x 14'1"

**Study**

12'4" x 8'8"

**Master Bedroom**

15'6" x 24'1"

**En-Suite**

**Bedroom Two**

17'1" x 9'9"

**Bedroom Three**

12'4" x 12'6"

**Family Bathroom**

**EXTERIOR**

**Private Roof Terrace**

6'9" x 42'8"

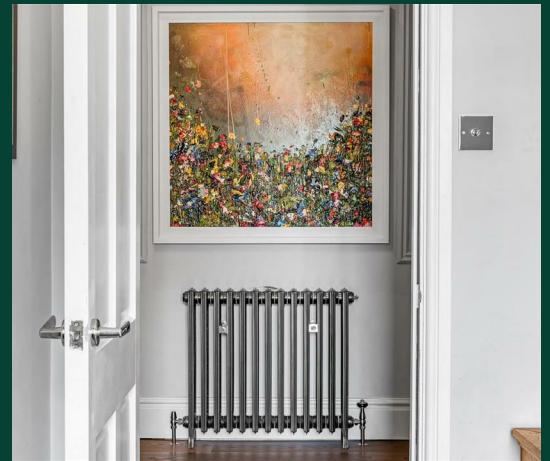
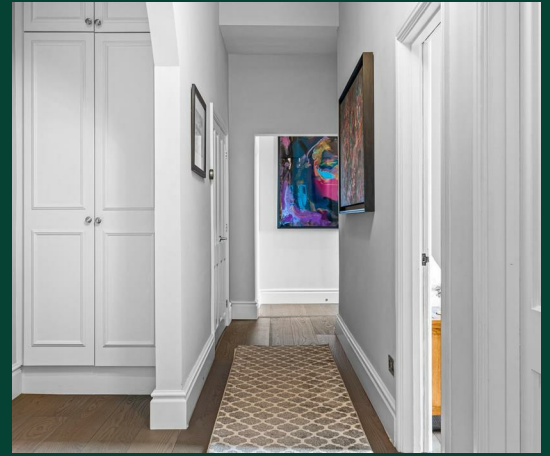
**Shared Gardens**

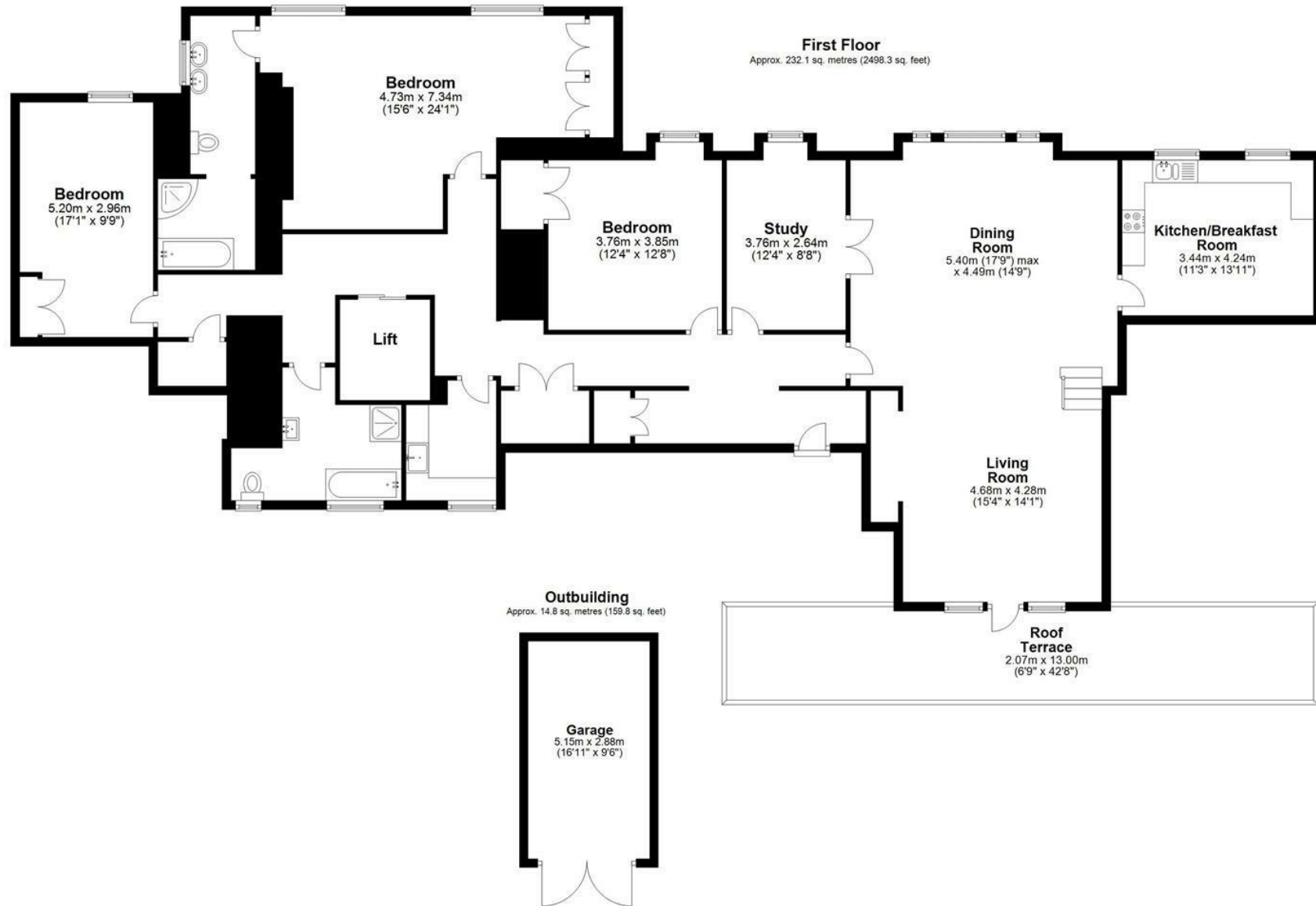
**Communal Gardens**

**Garage**

**Council Tax Band - G**







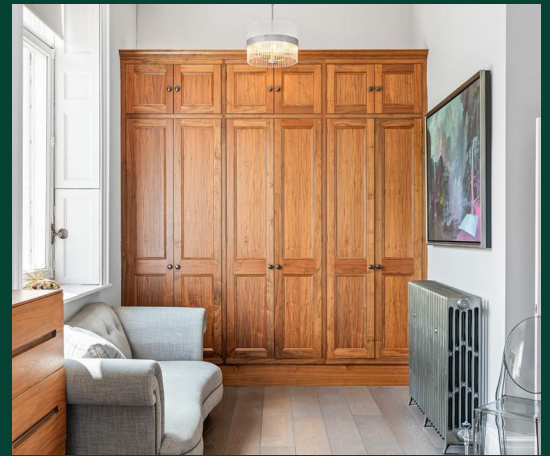
Total area: approx. 246.9 sq. metres (2658.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.











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