



**Bryan Bishop**  
*and partners*



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



# Tewin Water

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Accessed via a private drive amidst picturesque parkland and open countryside, this breathtaking location provides an unparalleled stately lifestyle, allowing you to enjoy approximately 10 acres of grounds at the magnificent Tewin Water House without the maintenance.

Visitors will immediately be struck by the grand communal entrance hall, adorned with stunning period features, leading to the staircase and lift access to the apartment. This impeccably presented split-level apartment is situated on the top floor and offers secure and spacious living with approximately 2,000 square feet of accommodation.

Upon entering, viewers will appreciate the welcoming entrance hall featuring American oak flooring, which extends throughout the living areas. The apartment boasts an impressive kitchen finished to a high standard, and includes a delightful open-plan dining area with a skylight. The splendid drawing room offers an elegant, bright sitting area with a high ceiling, feature fireplace, and triple-aspect Georgian picture windows that overlook the pristine gardens and the surrounding countryside.

A separate upper hallway leads to the bedroom accommodations, comprising three well-proportioned rooms. The master suite features a luxurious en suite shower room, while the remaining bedrooms, both of which are very generously sized are serviced by a family bathroom. Additionally, there is a convenient cloakroom with washroom facilities off the main entrance hall, perfect for guests.

Outside, the property boasts meticulously maintained communal gardens, a sweeping communal driveway with allocated parking, and a separate garage with an extra parking space. This is a rare opportunity to acquire an immaculate property in such an idyllic riverside setting.

Prospective buyers should be made aware that Tewin Water House has very recently had a new roof that is guaranteed for 25 years.

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.







## INTERNAL ROOMS

Entrance Hall

W/C

Kitchen/Breakfast Room

20'8" x 17'8"

Living/Dining Room

30'6" x 14'7"

Family Bathroom

Bedroom One

15'10" x 11'1"

Bedroom Two

17'7" x 11'8"

Master Bedroom

16'9" x 19'1"

En-Suite Bathroom to Master

## OUTBUILDINGS

Garage







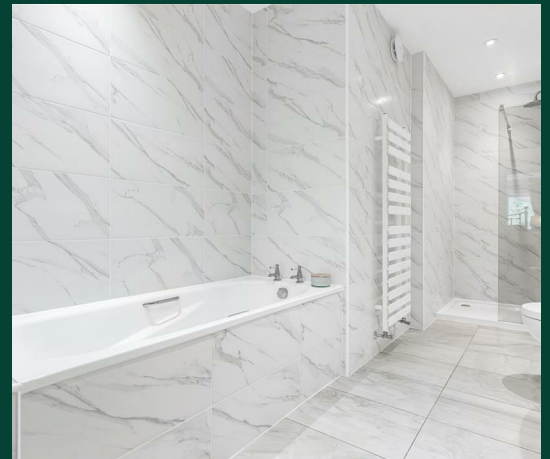
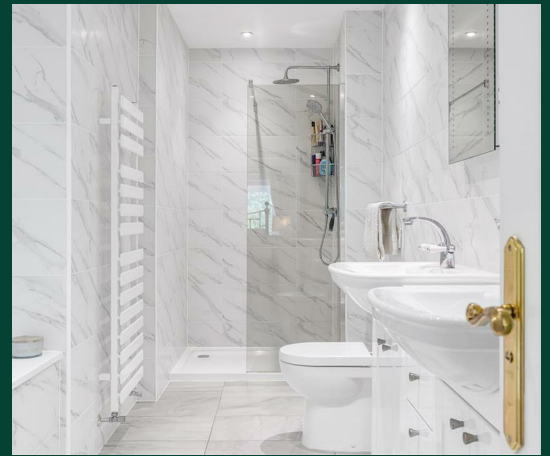


Total area: approx. 181.6 sq. metres (1954.4 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	









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