



Bryan Bishop
and partners

Holwell Hyde Lane
Welwyn Garden City, AL7 4AA



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Summary:

A rarely available 3000 square foot detached farmhouse with 3300 square feet of outbuildings set on a 5 acre plot with sweeping driveway and views over rolling countryside. The property is in a tired condition and priced accordingly, allowing a fantastic opportunity for a prospective purchaser to put their own taste and design into this charming home.

Accommodation:

Enter the property via a large entrance hallway with storage cupboard at the rear for coats and boots. A large room off to the right has dual aspect windows and doors which floods an abundance of natural light into the space. Off to the left is the main property, starting at a family room brimming with character to include an inglenook fireplace, beams and window over looking the garden. This in turn leads to a triple aspect kitchen/dining room with utility space and multiple exterior doors. Off the family room is a hallway with stairs to the first floor, a door to the garden and access to a spacious cloakroom. Particularly impressive is the dual aspect living room with central chimney stack and cast iron log burning stove.

There are two staircases that lead to the first floor which comprises four double bedrooms and a five piece family bathroom. All of the rooms on the first floor have terrific views over the grounds and idyllic rolling countryside beyond. There is a door off the main landing that leads to a large and attractive balcony.

Exterior:

The main property and outbuildings sit on approximately two acres and consists of wrap around formal gardens with an East, South and West aspect overlooking the idyllic Hertfordshire rolling countryside, mostly laid to lawn with a patio area and mature trees. There is a sweeping drive to the front that navigates the many outbuildings, including garaging, barns, stabling and general storage. Behind the garden is a 3 acre paddock with vehicle access.

Location:

The farmhouse is located on the outskirts of the popular town, Welwyn Garden City which has a vast selection of shops, supermarkets, restaurants and amenities. There is a handy train line which leads into London's Kings Cross. The A1 is a short drive and provides vehicle access into London, as is the county town of Hertford which also offers an array of shops and restaurants.







MAIN HOUSE

GROUND FLOOR

Entrance Hall

Work Room/Reception

Family Room

Kitchen/Dining Room

Utility

Secondary Hallway

Cloakroom

Living Room

FIRST FLOOR

Landing

Main Bedroom

Bedroom

Bedroom

Bedroom

Family Bathroom

EXTERIOR

Formal Gardens

Driveway

Storage Buildings

Stables

Workshop

Double Garage

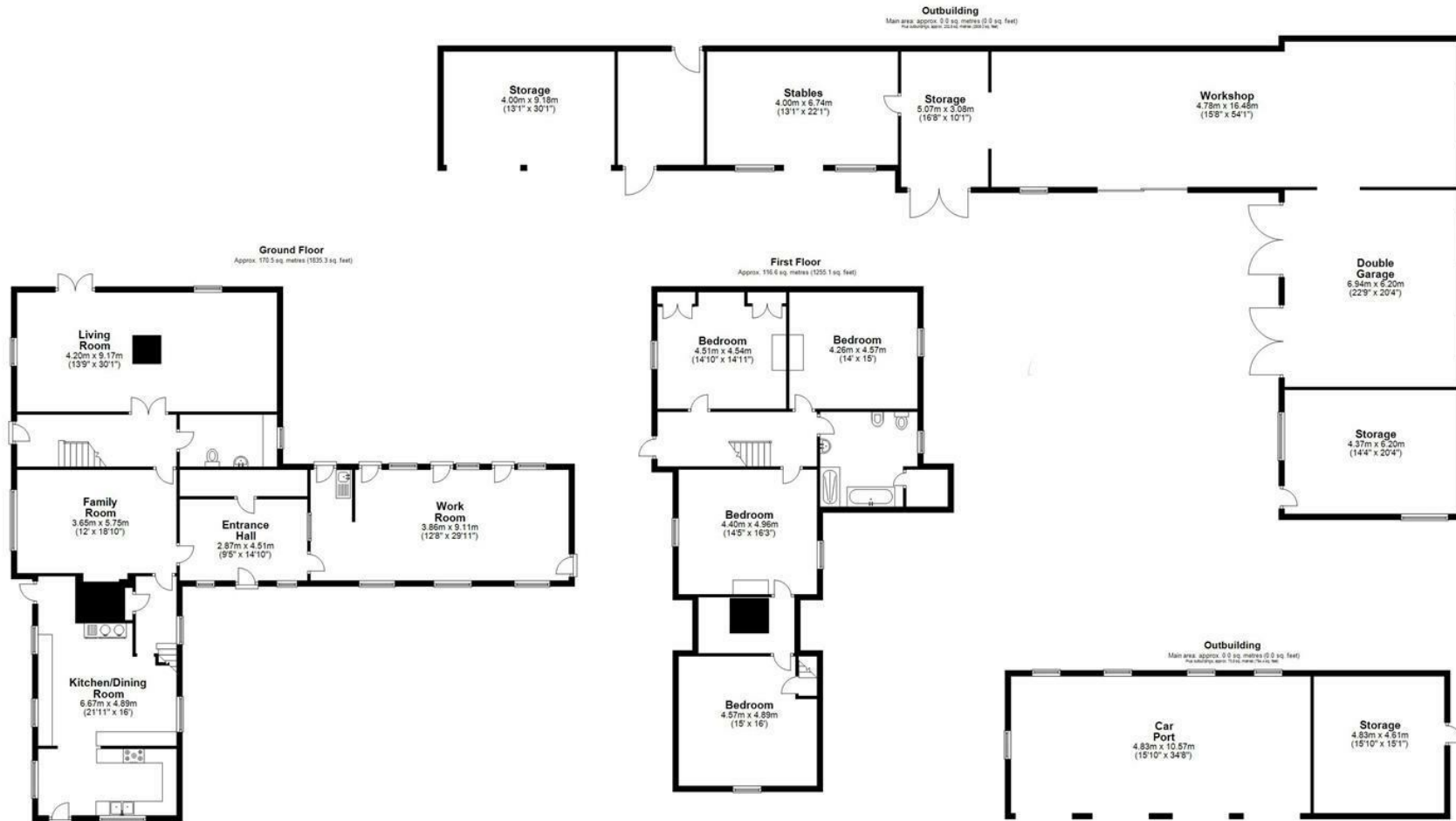
Triple Car Port

3 acre paddock









Main area: Approx. 287.1 sq. metres (3090.4 sq. feet)
Plus outbuildings, approx. 306.6 sq. metres (3300.4 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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