



Bryan Bishop
and partners

High Street
Welwyn, AL6 9EE



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this absolutely enchanting Grade II listed three bedroom detached period house in the very centre of Welwyn. The property is chain-free and the location, age, number of bedrooms, an upstairs bathroom and private, secure off street parking, make this a very rare property indeed. The generous ground floor space is further enhanced by a semi open plan layout and the rich period features, such as the open fireplaces and exposed beams. These features add an authentic charm and warmth to this wonderful home. The property is believed to be around 400 years old and is thought to have been a village shop before it was converted to a private dwelling. This house has an absolute wealth of history to be investigated and uncovered. Just think of the stories it could tell!!!

Accommodation:

The period front door, attractively decorated with an ornate leaded stained-glass window, opens onto a hallway that leads to the stairway, the dining room and to a conveniently placed guest cloakroom. The dining room is a nicely proportioned space lifted by the plentiful light cast by the large window to the front and a wealth of architectural interest. Alcoves adjoin the large open hearth with its impressive exposed brick chimney and the view through into the open plan living room displays the wonderful patina of ancient wooden beams and stripped back dividing walls. With plenty of space for a large dining suite this is a fabulous room for entertaining as well as eating together as a family. The living room is deceptively large and another room enjoying a really usable shape. Bathed in light from the two windows to the side as well as from the dining room this is a flexible and adaptable room that gives you plenty of choices as to how best to furnish it to suit your needs. Again, basking in the glow of the numerous exposed beams, this characterful room has a decorative brick hearth with a feature fire installed giving it a warm homely feel.





To the rear of the house, is the fully fitted kitchen. An abundance of storage space is available in the ample wall and floor mounted traditional style cupboards, which also host a range of integrated appliances. A part glazed door leads directly out into the courtyard and multiple windows throw plenty of natural daylight into the room. It would be fairly simple to add a breakfast bar for those grab and go casual meals without unduly eating into the abundant floor space. Upstairs are the three double bedrooms, all with wonderfully exposed beams, one of which enjoys a terrific decorative exposed brick chimney, and the family bathroom.

Exterior:

The house is placed right on Welwyn High Street, which gives it an incredible location for ease of access to the local facilities. What makes it so special, is the voluminous outside space that comes with it, an incredibly unusual luxury in central village properties. Double gates from the High Street give vehicular access to a long driveway extending the full length of the house which then opens into a courtyard at the rear, before offering further space across the back of the house.

Location:

Welwyn Village has a thriving and bustling central area with a wide range of shops, pubs and restaurants as well as doctors and dentists. More extensive facilities are to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.







Ground Floor
Approx. 53.9 sq. metres (579.8 sq. feet)



First Floor
Approx. 50.5 sq. metres (543.5 sq. feet)



Total area: approx. 104.4 sq. metres (1123.3 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 84 |
| (69-80) C | | | |
| (55-68) D | | 62 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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