



Bryan Bishop
and partners

Bury Lane, off Bury Lane
Codicote, SG4 8XX



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Bryan Bishop and Partners are delighted to bring to the market this unique, newly built, detached barn-styled home. Offering reverse living (with living room and kitchen on the first floor to maximise the views and light) and finished to an exacting and no expense spared standard throughout, the property is conveniently situated on the edge of Codicote on a quiet private road and is part of the private Bury Farm development. Pole Barn House is only a 7-minute drive from Knebworth station offering a direct line to London's Kings Cross via Finsbury Park providing convenient connections to the Victoria and Piccadilly lines.

On the ground floor of the property the three spacious double bedrooms have floor-to-ceiling fitted wardrobe units offering ample storage space. The principal bedroom is enhanced by a flawlessly designed three-piece en-suite bathroom. Additionally, the ground floor features a generously sized utility room, a meticulously designed four-piece family bathroom, and extra storage within the expansive galleried entrance hall.

Heading upstairs via the solid oak staircase to the heart of the property, you will find the vaulted open plan kitchen/living/dining space with oak flooring. High ceilings reveal distinctive hanging light fixtures, accentuating the allure of the expansive space, bathed in abundant natural light streaming through multiple triple-glazed rooflights. A bifold Juliette balcony in the gable end of the property presents lovely views over the orchard and hay field. The kitchen offers an exceptional level of finish and detail throughout, providing extensive base and eye level units, and featuring a range of Bosch integrated appliances.

This property benefits from a hybrid heating system combining gas boiler and air source heat pump, serving remotely-controllable underfloor-heating both in the bedrooms and upstairs. Triple glazed Danish windows are installed throughout.

To the rear of the property there is a good-sized secure storage building. At the front, parking for up to three cars with car charging point is provided.

Codicote village is conveniently located just a short drive from Welwyn Village, offering excellent connectivity, with J6 of the A1(M) reachable within a 10- minute drive. In addition to Knebworth, Welwyn North, and Stevenage train stations are both within a 12-minute radius. This property provides an ideal semi-rural setting with exceptional links to both London and The North. The village itself boasts a variety of amenities, including a butcher's shop, pub, local shops and a primary school rated by Ofsted as Outstanding.







GROUND FLOOR

Entrance Hall 11'4" x 12'5"

Principal Bedroom 14'6" x 11'5"

En-Suite

Bedroom Two 9'7" x 15'1"

Bedroom Three 9'1" x 13'6"

Family Bathroom

Utility Room

FIRST FLOOR

Lounge/Dining Room 19'1" x 27'11"

Kitchen

W.C

EXTERIOR

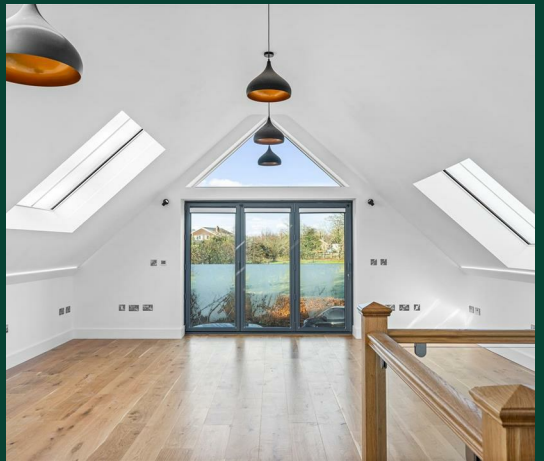
Storage Shed

Front Garden

Driveway

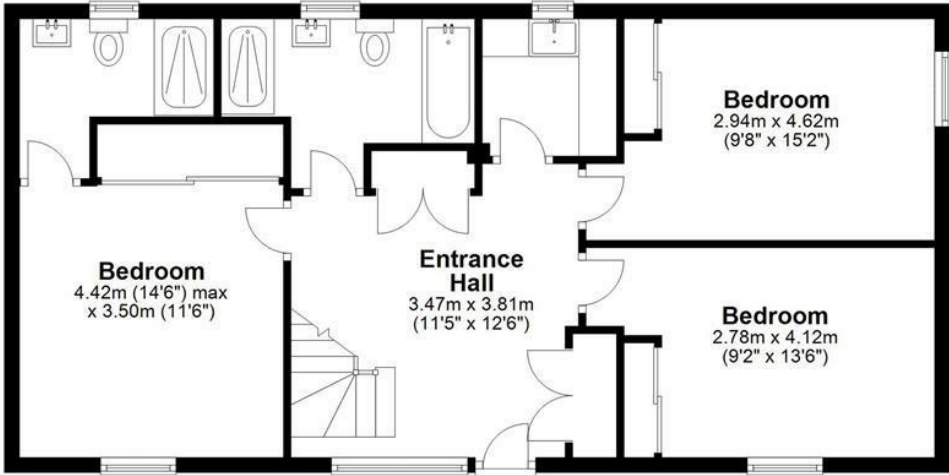






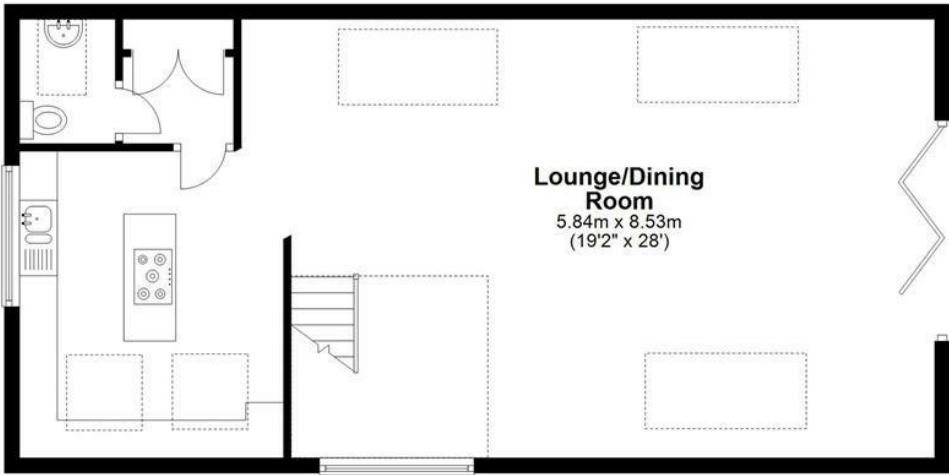
Ground Floor

Approx. 70.6 sq. metres (760.0 sq. feet)



First Floor

Approx. 70.6 sq. metres (760.1 sq. feet)



Total area: approx. 141.2 sq. metres (1520.1 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

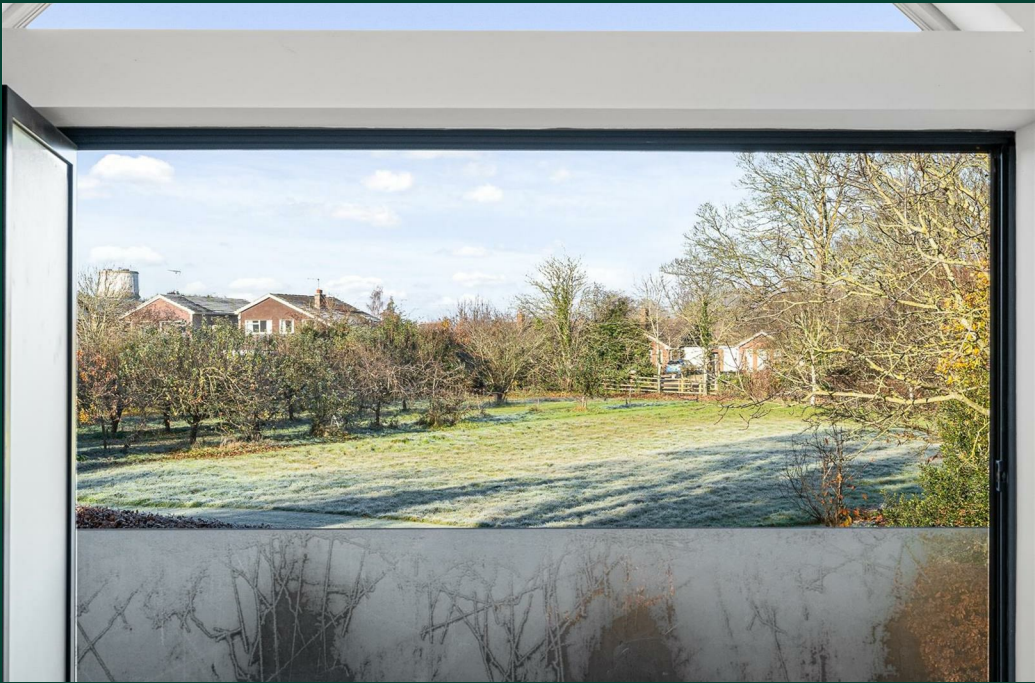
England & Wales

EU Directive
2002/91/EC









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