



Bryan Bishop
and partners

Church Street
Welwyn, AL6 9LX



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We are pleased to offer this charming, detached period cottage within the conservation area of Old Welwyn close to shops, restaurants, doctors' surgery and free parking located just off Church St.

Old Church House dates from the mid 15th century, it was originally thatched and is one of the oldest houses in the village. It is mentioned in Pevsners "Buildings of England" and listed grade 11. Several years ago, it was sold by the church through Bryan Bishop & Partners to a private owner who carefully restored the building and transformed it into a comfortable village home, ideal for those looking to downsize.

The interior is full of character and is both light and spacious with good ceiling height, there is a small entrance hall with stairs to first floor, this leads into the main living area which was previously a church hall and has been cleverly redesigned, with a modern fitted kitchen one end and living/dining area the other which centres around an old brick fireplace. The kitchen has a range of painted storage units, solid oak worktops, oven, hob, fridge/freezer and dishwasher and room for a breakfast table too. Beyond this is an inner hall with study/dressing room, shower room with basin and WC, door to bespoke conservatory providing a second sitting area and door to a large ground floor bedroom. The first floor has a stunning main bedroom with beamed and vaulted ceiling and a second double bedroom is also vaulted, with en-suite bathroom comprising a Victorian style suite of roll top bath, wash basin and WC.

The house has a south facing courtyard garden with herringbone brick paving providing a pleasant outdoor seating area, double doors from the conservatory also open out onto this space, at the end of which is a solid oak pedestrian gate leading onto Church St. The house has gas fired central heating and all mains services are connected.

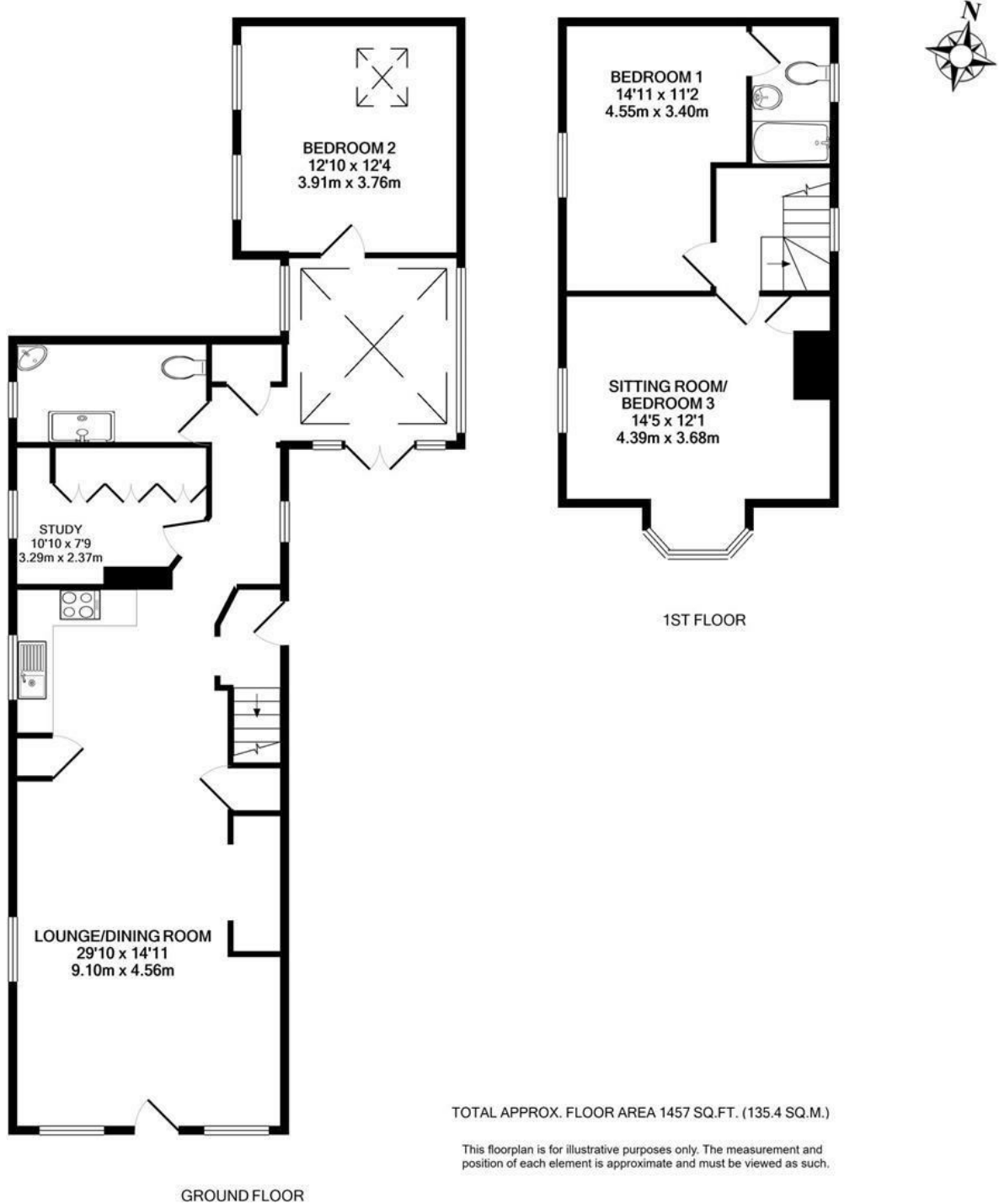
Just a short walk away is Welwyn Marshes a delightful open space for walkers which follows the course of the river Mimram, Old Welwyn also has a thriving tennis and bowls club and a friendly community spirit exists amongst the villagers.












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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