



Bryan Bishop
and partners

Reynards Road
Welwyn, AL6 9TP

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Summary

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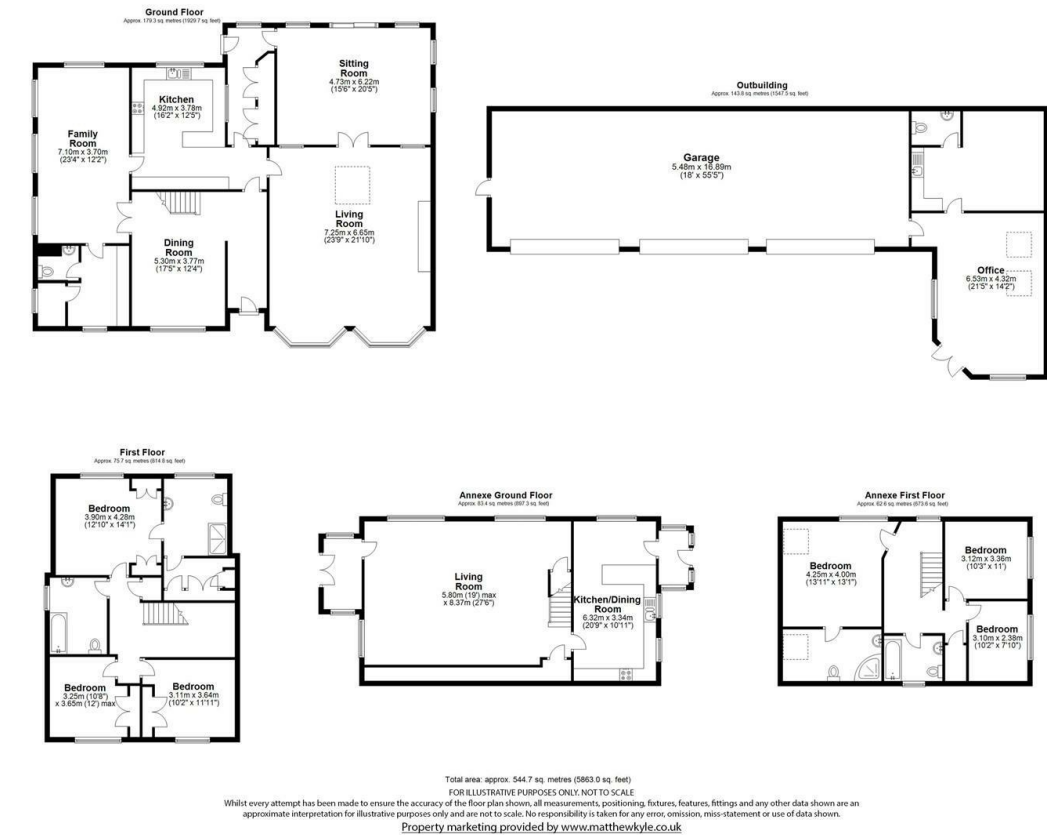
Bryan Bishop and Partners are delighted to introduce to the market this unique opportunity to own four and a half acres of beautiful Hertfordshire countryside containing two detached, three bedroom, two bathroom houses, both of which present substantial opportunities for expansion. The size of the grounds make this a perfect equestrian property, whilst a huge rear courtyard fronting the six car garage, with an independent office suite attached, boosts the potential even further for both personal or commercial use. Enjoying wonderful uninterrupted views of the stunning landscape, yet just a few minutes from the bustling village of Welwyn, this collection of properties is absolutely ripe for development, subject to the necessary consents, but would also be ideal for multi-generational family living, especially if there is a passion for horses and/or cars in the family!!

Accommodation - Main House

The house has a really pretty frontage, with a feeling of a Dutch barn about it, imbuing it with a lovely soft visual impact. The attractive front door, inset and surrounded by decorative stained glass panels, welcomes you into a nice hallway that has doors leading into the kitchen, living room and an open access into the dining room and stylish open tread staircase.

The dining room is a great space and well configured to allow plenty of room for a substantial dining suite and other occasional furniture. The large front facing windows ensures the daylight pours in, further enhanced by the glazed double doors to the adjacent family room, and the open gallery above the stairs are a really nice feature.





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		
	52	69
England & Wales	EU Directive 2002/91/EC	



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