



**Bryan Bishop**  
*and partners*

**1 Lodge Farm**  
**Heath Lane**  
**Codicote**







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## Summary:

Bryan Bishop and Partners are delighted to bring to the market this absolutely enchanting Georgian farmhouse, set within the private Lodge Farm, in the popular and vibrant village of Codicote. Lodge Farm was the home farm of Codicote House and was converted to six dwellings in 2001. This wonderful family home boasts five bedrooms and three bathrooms spread between three spacious floors, as well as a self-contained, detached one bedroom annexe within the 1/3 acre grounds. Myriad period features have been retained and lovingly restored through extensive refurbishments, imbuing the whole property with a fabulously authentic ambience, yet also benefiting from all the modern amenities one would expect. This is a rare opportunity to acquire a substantial period house in generous grounds within semi-rural surroundings, yet so well connected to nearby business and social hubs, along with excellent travel links in the locale.

## Accommodation:

Without doubt this is a substantial house, but the attractive frontage is pleasingly softened, both by the architectural features of the large sash windows to the ground floor and the smaller first floor windows above, and the creative planting of climbing vines and wisteria that adorn the decorative brickwork. The traditional front door, set within an ornamental brick arch, welcomes you into the entrance hall, resplendent with its superb parquet floor arranged in a herringbone pattern, that runs throughout the reception rooms of the ground floor. From here doors lead into the living room, dining room and the perfectly placed guest cloakroom, whilst ahead of you the lovely staircase winds gracefully up to the floors above.

The living room is a wonderful space, abundantly lit by two large front facing windows that reach right up to the exposed beam ceiling, as well as a further side facing window in the corner beyond the fireplace. Period features abound, including the parquet floor, beamed ceiling, lovely exposed brick fireplace set within an ornate mantelpiece and wooden shutters on all of the windows. The generous size and perfectly square shape make this an easy room to layout and furnish, a simply wonderful room in which to spend time relaxing as a family or entertaining guests.

Across the entrance hall is the dining room, another lovely light, bright room thanks to the two large sash windows looking out over the garden. Comfortably large enough to accept a substantial dining table and chairs and still leave room for your visitors to mingle, this is a super place to host stylish dinner parties with the decorative fire place providing a lovely focal point, set above a stone hearth sitting harmoniously alongside the wooden parquet floor.











Beyond the dining room is the kitchen, abundantly lit by windows to two aspects, as well as a glazed panel door opening directly into the garden. A neat ergonomic design ensures everything you may need falls readily to hand, with one end of the room having a comprehensive array of wall and floor mounted cupboards fitted around the perimeter in a pleasing limed oak finish. A range of appliances are integrated within the cupboards, with open spaces left around the room for a double width range style cooker and other larger free standing appliances.

Up on the first floor a generous upper hallway leads to three double bedrooms and the superb family bathroom, with a bath complete with shower attachment and fitted screen. All of the bedrooms feature two windows, ensuring they are light and airy spaces, with one of them also boasting a private ensuite shower room. The winding staircase then continues up to the second floor, which has eaves storage and two large bedrooms, both with multiple roof lights. One of the bedrooms features a beautiful ensuite shower room. Whilst they are currently configured as bedrooms, and performing excellently in that role, the upper suite of rooms offer real flexibility as to their use, presenting an obvious opportunity to have a lounge and bedroom forming a semi independent living space that would be perfect for a young adult still living at home, offering a good degree of privacy yet still nicely connected to the rest of the house.

A few yards from the main house, attached to the garage block, is a separate annexe. Known as "The Studio", this neat residential space is fully fitted out with a kitchen area, a shower room and a mezzanine floor bedroom, with plenty of remaining open space for a lounge/dining room. Ideal for any number of uses, this space really boosts the flexibility and adaptability of the property, and could be a real boon for multi-generational living, offering fully independent accommodation for a relative, whilst keeping them connected to you on a day to day basis. It would also perform admirably as a substantial office space, or could be used to generate some additional family income as a residential or holiday let.

#### Exterior:

The gated front entrance opens onto a long driveway that bisects two substantial areas of lawn as it flows up to the house, before opening into a capacious parking area alongside the annexe and the adjoining garage. There are also two additional parking spaces within the communal area of Lodge Farm. The house presents a wonderful vista, sitting very comfortably within the grounds, surrounded by a boundary comprising flint and brick walls and high hedges. Deep borders surround the lawns, displaying a wonderful variety of plants, bushes and shrubs, and a number of seating areas form delightful oases of sheltered calm, ideal for dining al fresco and catching up with friends whilst enjoying the lovely natural surroundings of the expansive west facing grounds.

#### Location:

This lovely home is perfectly placed to benefit from the great amenities within Codicote village, being positioned within the village itself just a few metres from the high street. This ideal location also offers excellent connectivity, with J6 of the A1(M) reachable within a few minutes drive, and Welwyn North, Knebworth, and Stevenage train stations all within a 15 minute radius, thereby offering a lovely semi-rural setting, yet still with exceptional links to both London and The North. The village itself boasts a variety of amenities, including a butcher's shop, restaurants, pubs, a chemist, convenience stores, dry cleaners and bakers. as well as the Codicote C of E primary school adjudged "Outstanding" by Ofsted.



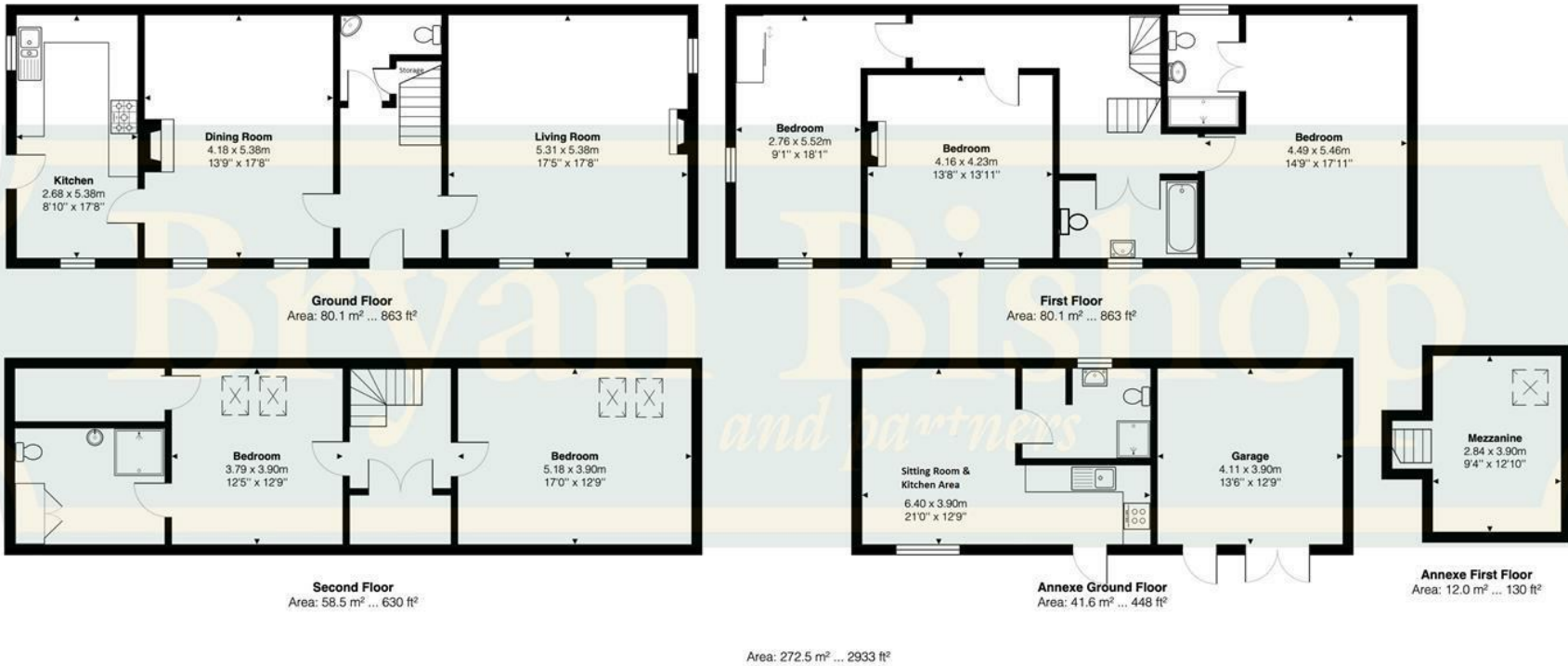










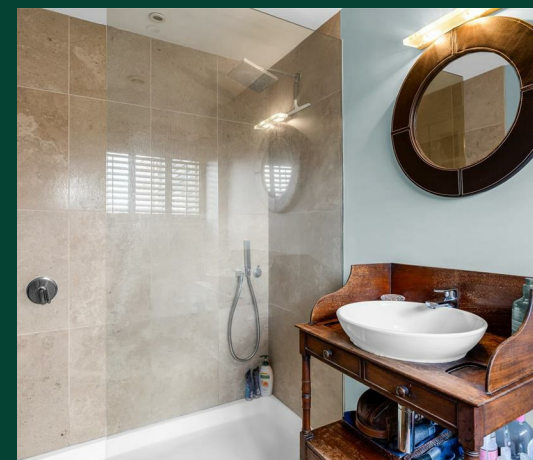


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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















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