



Bryan Bishop
and partners

Pennyfathers Lane
Welwyn, AL6 0EN



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this absolutely charming "Chocolate Box" cottage situated at the end of Pennyfathers Lane. Situated just 50 metres from open farmland, this two bedroom, two bathroom property is absolutely crammed full of character throughout, with an open fireplace in the living room and one of the bedrooms, original oak beams and doors, and stunning authentic leaded light windows. Country cottages with this level of authenticity as well as such a convenient location hardly ever come to market so this is an extremely rare opportunity to purchase a lovely, cosy, characterful home.

Accommodation:

The quaint front door opens onto a useful porch area which then leads onto the living room and dining room. The living room is lovely, a good size being over twenty feet long, well lit by the windows in two aspects and a set of leaded light glazed doors opening onto the garden. With its open fireplace and oak beams throughout, this is a terrific, warm and cosy room. The dining room is dual aspect, leading conveniently through double doors onto the kitchen. The kitchen benefits from a range of wall and floor cupboards and plenty of space to accommodate the usual electrical appliances, plus a door out to the garden. From the kitchen, via a small lobby area, is the wonderful downstairs bathroom. Half tiled all around and featuring a delightful claw foot bath with a shower attachment.

Upstairs are two bedrooms, both of a reasonable size with fitted cupboards, one with a fireplace, and the other with a really useful corner vanity unit. The first floor also has a large shower room with underfloor heating.

Within the grounds is a large two to three car garage, with multiple windows and separate pedestrian access, as well as a high pitched roof. With the proper planning permission obtained this could be a fantastic opportunity to add additional living space if needed.

Exterior:

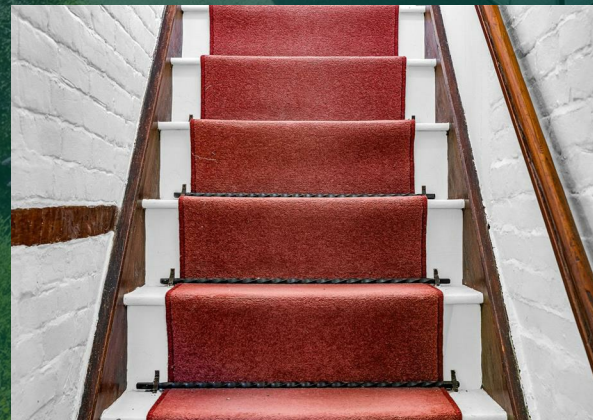
This charming cottage is approached along a country lane which is a no through road. It has a long drive running past the house to the detached garage which provides parking for a number of cars and also benefits from a full sized vehicle inspection pit, ideal for a car enthusiast or someone mechanically inclined. The gardens wrap right around the house and are delightful, with lawned areas, mature shrubs, flowers, hedging and specimen trees surrounding the grounds. In a corner of this secluded and un-overlooked garden is a charming summerhouse.

Location:

Keeper's Cottage enjoys a very special position indeed, being encircled by stunning natural countryside yet also particularly well positioned for the commuter. Welwyn North railway station is less than a mile away and gets you to London Kings Cross in 20 minutes. Junction 6 of the A1(M) is just a five minute drive, as are the old town of Welwyn and Welwyn Garden City, with its excellent shopping and recreational facilities. Pennyfathers Lane is a very quiet road leading out into open farmland just beyond the cottage, with the delightful villages of Burnham Green, Digswell and Tewin just a few minutes in each direction. The county town of Hertford is just 5 miles to the east.







GROUND FLOOR

Entrance Porch

Dining Room

13" x 7'1"

Living Room

20'2" x 9'9"

Bathroom

Kitchen

FIRST FLOOR

Bedroom

11'10" x 10'1"

Bedroom

15'4" x 8'10"

Family Bathroom

EXTERIOR

Garage

29'4" x 19'1"

OUTBUILDINGS







Total area: approx. 134.6 sq. metres (1448.5 sq. feet)







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