





The Bellbrook

A luxurious and substantial 5-bedroom family home, with separate outbuilding that could easily become an annexe (STPP), sitting on a plot of 1.15 acres with an additional 3.5 acre paddock, set behind electronic security gates offering the incoming purchaser a wonderful opportunity to enjoy secluded, semi-rural living of the highest order.

Planning permission has previously been granted for the erection of a stable block with barn and tack room, so this wonderful home is ideal for equestrian enthusiasts.

Entering, the storm porch leads into the particularly spacious entrance hall with 2 guest cloak rooms and turning oak staircase to the first floor. Double doors lead into the sitting room which is linked to the kitchen and open planned to the triple aspect dining area. The stunning kitchen/Family room is fitted with bespoke cupboards, some integrated appliances, Quartz work tops and tiled flooring. There is plenty of space for a breakfast table and sofa, allowing quality family time to be shared in this wonderful space and there are a series of sliding doors opening onto the garden, ideal for al-fresco living and entertaining during the warmer months. Also, downstairs is a master bedroom with dressing room and luxurious en-suite bathroom and a separate utility room.

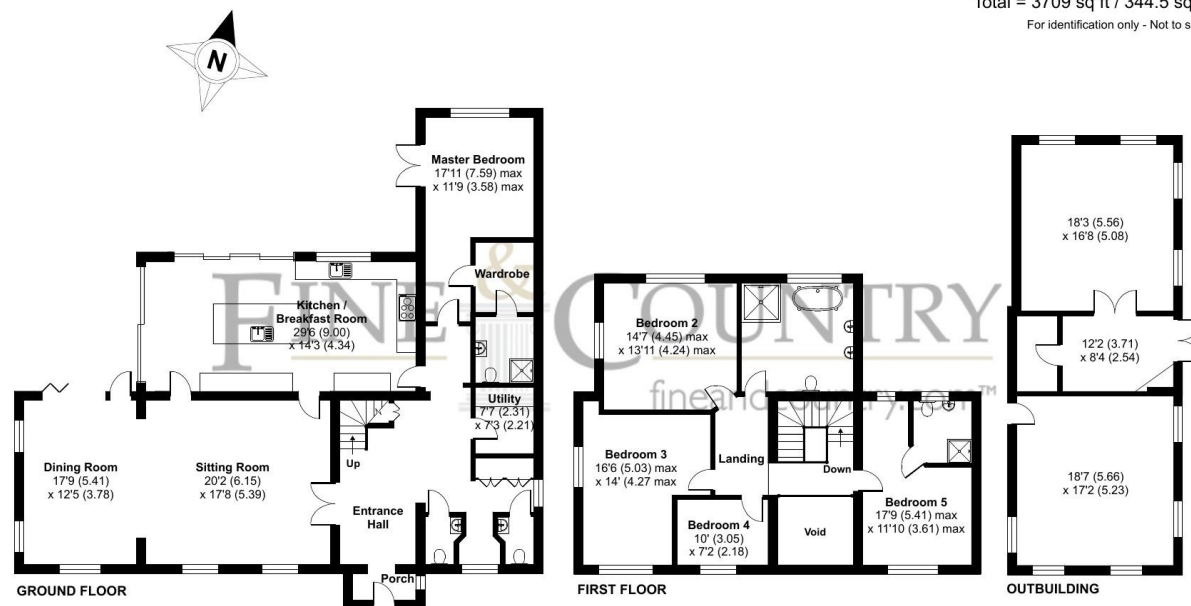


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Tenure: Freehold
Council Tax: Band D
Local Authority: Welwyn Hatfield



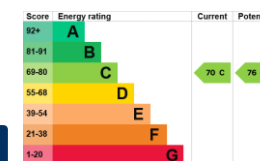
'Approximate Area = 2922 sq ft / 271.4 sq m (excludes void)
 Outbuilding = 787 sq ft / 73.1 sq m
 Total = 3709 sq ft / 344.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2025. Produced for Fine & Country. REF: 1209772



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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