

Apartment 1, Tewin Water House

Welwyn Hertfordshire





A grand historic apartment in an iconic building

Welwyn North Station (under 1 mile with direct trains to Kings Cross), Welwyn Garden city 3 miles,
London Heathrow 39 miles, Central London 28 miles
(All distances and times are approximate)

		
4-6	3	4

Summary of accommodation

Ground Floor: Hall | Sitting room | Drawing room | Dining hall | Kitchen/breakfast room | Study

First Floor: Landing | Principal bedroom with en suite bathroom and dressing room | Gym/bedroom | Laundry room | WC

Second Floor: Landing | En suite bedroom | Two further bedrooms | Kitchen | Bathroom | Cupboard

Garden and Grounds

Private garden | Communal Gardens

Situation

Tewin Water House enjoys a charming rural setting, nestled at the end of a long private driveway that winds through picturesque parkland.

Just a 20 minute walk away, Welwyn North Station provides direct trains to London King's Cross in just over 30 minutes. The nearby village of Digswell offers a range of local amenities, including St. John's Primary School, the popular Cowper Arms pub, a tennis club, and various community groups and societies. For a wider selection of shops, restaurants, and services, Welwyn Garden City is only a short drive away.

Outdoor enthusiasts can explore miles of scenic countryside via the numerous footpaths and bridleways that criss/cross the area.

The region is also well-served by excellent educational options, both state and independent, including Sherrardswood, Haileybury, Duncombe, and Heath Mount schools. Convenient road links via the A1(M) connect to the M25, with both Luton and Stansted Airports reachable in approximately 30 to 40 minutes by car.



Apartment 1, Tewin Water House

A rare opportunity to own the principal part of an impressive Grade II Listed country residence

Tewin Water House was built in 1798 by Lord Cowper and today is divided into some of the most luxurious country house apartments. Set within the majestic surroundings of Tewin Water House, Apartment 1 seamlessly blends period grandeur with modern comfort.

Within the main entrance hall, the intricate mural ceiling beautifully showcases the 17th-century Italian influence. The formal dining room exudes opulence with its gilded ceiling, creating a spectacular setting for entertaining.

The reception hall doors lead to the impressive drawing room with its high ceilings and twin aspect providing views over the gardens. The kitchen, refurbished in 2007, is both functional and stylish, with doors that open directly onto the manicured gardens, offering an easy flow between indoor and outdoor living. Adjacent, the sitting room provides a warm, inviting space, complemented by a dedicated study ideal for home working or quiet reading.







A magnificent circular staircase, rich in character, leads gracefully to the upper floors. The first floor hosts the principal suite, featuring a luxurious Smallbone dressing room and Clive Christian bathroom, and a beautifully light room used as a gym, a private laundry room with WC for added convenience. This floor could be converted into three substantial bedrooms.

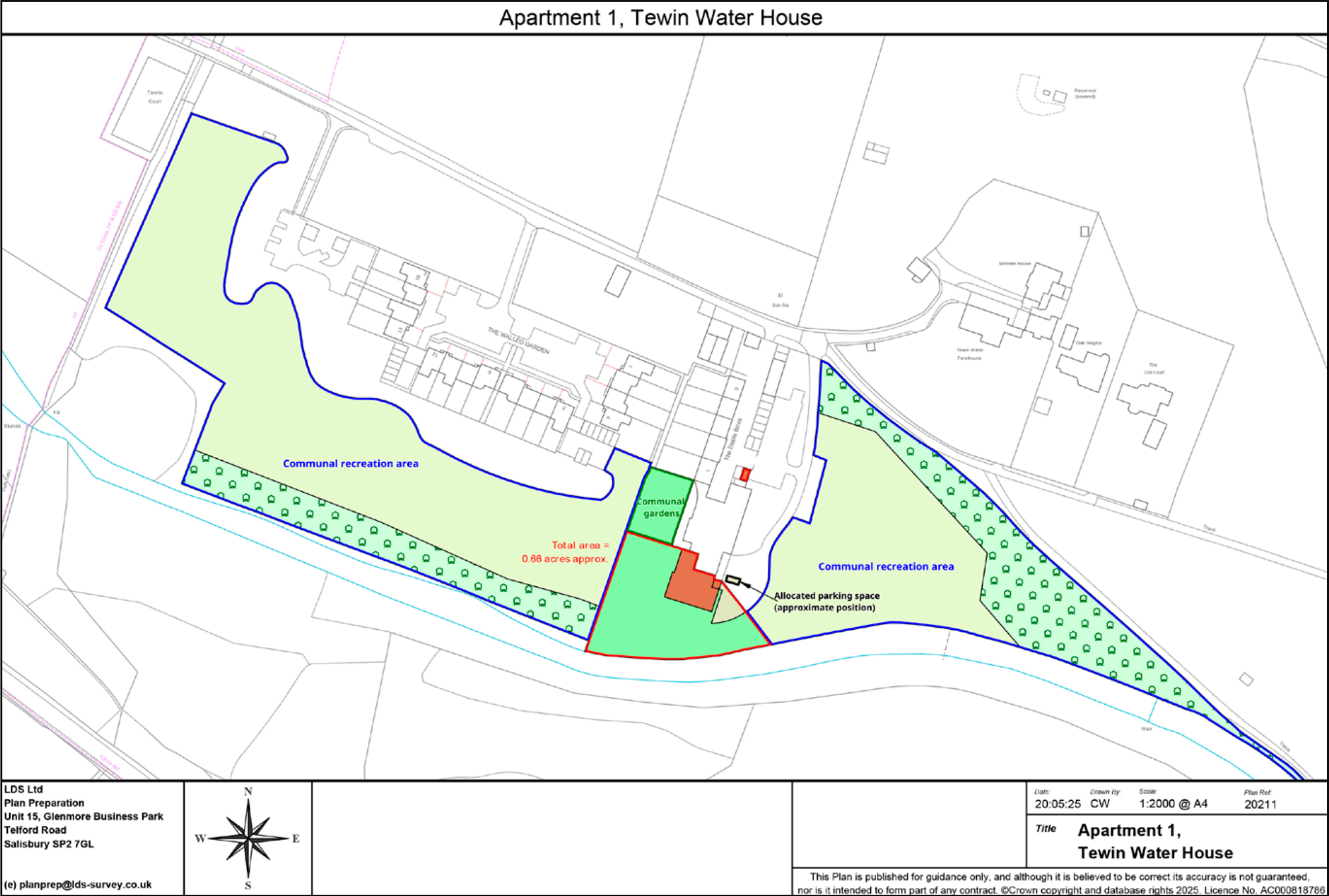
On the second floor, there are three further generously sized bedrooms, with two family sized bathrooms, providing comfort for family or guests.

This unique residence combines architectural heritage with timeless elegance—perfect for those seeking a distinguished lifestyle in an exclusive rural setting.

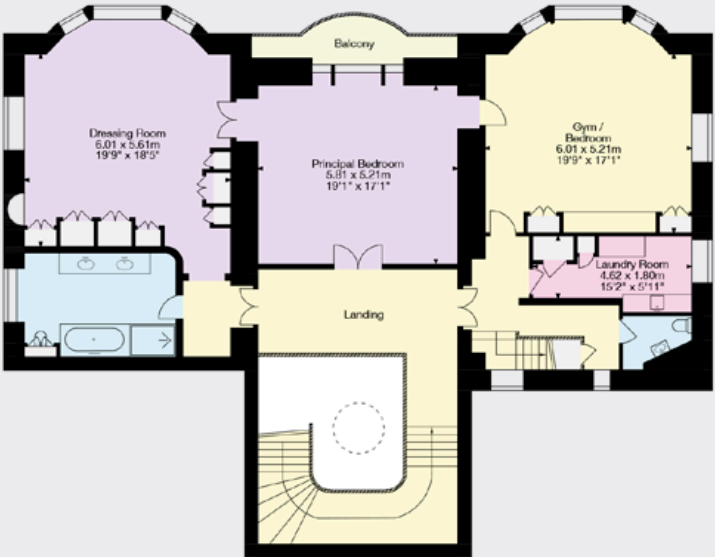
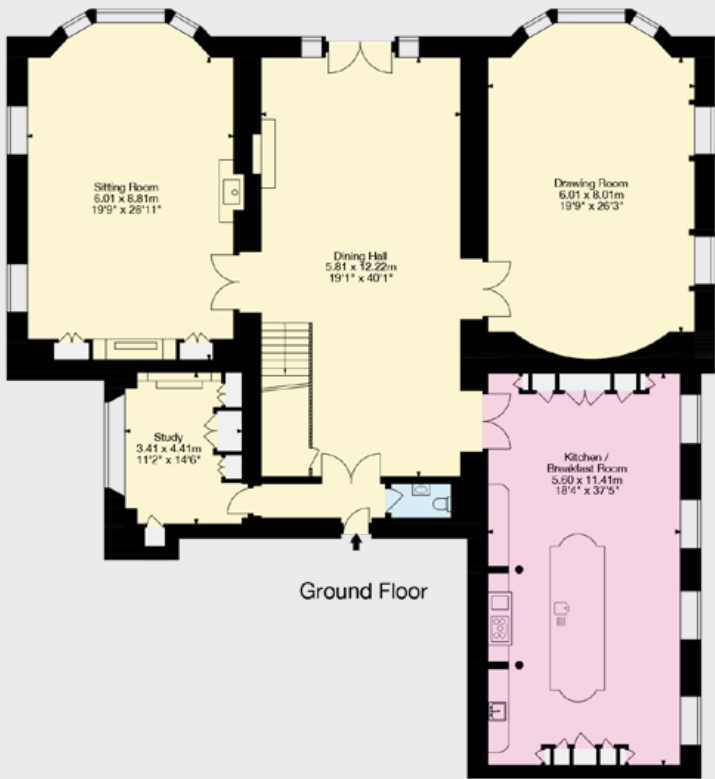
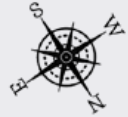
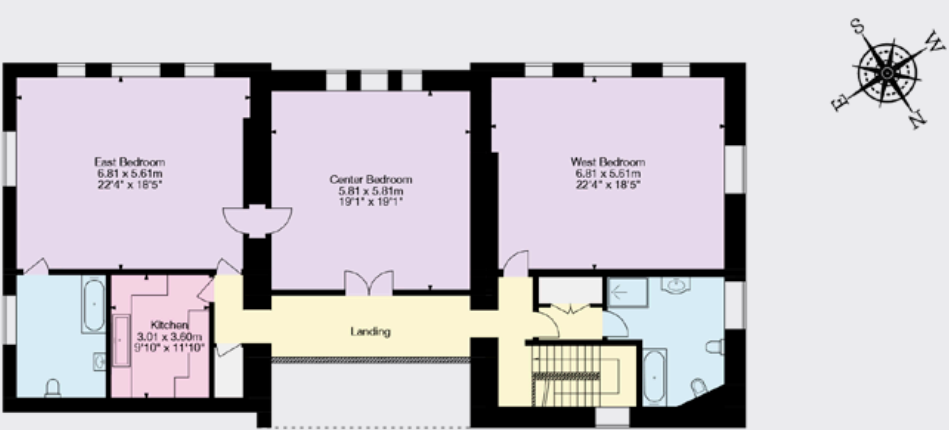


Outside

The property has a lovely private garden with south and west facing lawns with a mix of herbaceous borders, lawns, mature trees and a chalk stream running along the boundary. There is also access to beautiful communal gardens of around 10 acres.



Approximate Gross Internal Floor Area
668 sq m / 7,190 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Property Information

Services:
Mains electricity, gas, mains water, mains drainage

Tenure:
Freehold.

Local Authority:
East Herts District Council

Council Tax:
Band H

EPC:
Band D

Postcode:
AL6 0AA

what3words:
///tinsel.trash.cheese

Viewings:
All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated April 2025.

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