

The Old Cottage, Pooleys Lane, Welham Green, AL9 7LQ

Price: OFFERS OVER £995,000
Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
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www.vanessamccallumestates.co.uk



Never been on the open market before is this rare opportunity to purchase an attractive 5 bedroom, 4 bathroom, 4 reception room detached period family home. The current owners converted what was 2 old cottages and extended to provide a superb home full of character and charm and is circa 2,800 sq ft. Set behind gates on a plot of just under ½ an acre this property benefits from a detached 1/2 bedroom annexe (464 sq ft.), 3 garages, and various outbuildings. This is a unique home with countryside views to the rear, and can only be appreciated with an internal.

- 5 BEDROOM DETACHED PERIOD FAMILY HOME
- 4 RECEPTION/4 BATHROOMS
- FULL OF CHARACTER AND CHARM
- PLOT OF JUST UNDER ½ AN ACRE
- DETACHED 1/2 BEDROOM ANNEXE
- 3 GARAGES AND OUTBUILDINGS
- COUNTRYSIDE VIEWS TO THE REAR
- SET BEHIND GATES

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DESCRIPTION

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY
LOUNGE
LIVING ROOM DINING ROOM
KITCHEN
UTILITY ROOM
OFFICE
GROUND FLOOR CLOAKROOM

FIRST FLOOR

5 BEDROOMS
4 BATH/SOWER ROOMS

SEPARATE ANNEXE

KITCHEN/DINING ROOM
LIVING ROOM
BEDROOM
BATHROOM

3 GARAGES
OUTBUILDINGS
GATED
JUST UNDER ½ AN ACRE

LOCATION

Pooleys Lane runs between Parsonage Lane and Huggins Lane which turns off of Dellsome Lane which in turn is off of Dixons Hill Road and is where the village shops are located along with the village's 'good' primary school. The 'Outstanding' Pre-School is not too far away either. The Main Line Railway Station (Kings Cross/Moorgate) is within walking distance. The A1(M) and M25 are only a short drive away.

SERVICES

Cess-pit sewerage Gas Central Heating.
Council Tax Band G

LOCAL AUTHORITY

Welwyn Hatfield Council.

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £25 plus vat per person.

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Approximate Gross Internal Area 2795 sq ft - 260 sq m (Excluding Annexe, Garage & Outbuilding)

Ground Floor Area 1387 sq ft – 129 sq m

First Floor Area 1408 sq ft – 131 sq m

Annexe Area 464 sq ft – 43 sq m

Garage Area 792 sq ft – 74 sq m

Outbuilding Area 653 sq ft – 61 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

