

Bryan Bishop
and partners

Cowards Lane
Hitchin, SG4 8UW

Guide price £900,000



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Summary:
Bryan Bishop and Partners are delighted to bring to the market this wonderful detached four bedroom, two bathroom family home set in extensive grounds in a lovely rural situation yet just a few minutes' walk from the centre of the highly desirable village of Codicote. This is a spacious and flexible property with a very generous footprint that includes a ground floor bedroom and ensuite wet room, a large conservatory and a substantial lean-to that leads on into a further collection of storage rooms. This property is very well appointed to accommodate a family member with reduced mobility, but also represents a rare opportunity to acquire a large and practical home in its current form that is absolutely ripe for development, subject to the necessary consents.

Accommodation:
The glass panelled front door opens into a spacious fully glazed lobby that is ideal for welcoming your guests, which then leads through a matching door into the main entrance hall which is ideally placed at the centre of the house. From the entrance hall doors open into the living room, dining room, kitchen and into an inner lobby leading through to the family room.

The living room is a large space that stretches to over seventeen feet in length, yet is kept light and bright throughout the day by a large window to the front and a pair of fully glazed French doors that open directly into the conservatory. The room is comfortably able to accept multiple sofas and chairs along with other occasional furniture, with an attractive open fireplace at the centre of the inside wall and a nicely balanced shape that gives you plenty of choice on layout.

Adjoining the living room at one end of the house is the dining room, which enjoys a neat design feature that links it to the living room via the hallway as well as the fantastic conservatory which runs the full length of the outside of the building. The dining room is also blessed with abundant natural daylight, with two separate windows on one aspect and a pair of glazed French doors out into the conservatory. It is a nice square shape and a good size, easily able to accommodate a substantial dining table and chairs along with other furniture if so desired.

The conservatory is fabulous, with a great location that makes it very usable as well as enhancing the overall flow around the other rooms. It is a large room by any measure with a length of nearly twenty feet and enjoys a full set of roof and window blinds as well as opening windows and an external door out into the gardens that work together to enable full temperature control throughout the year, making it fully usable in any number of roles for you.

The kitchen occupies the centre of the rear of the house and is fully fitted with a comprehensive array of floor and wall mounted cabinets around the perimeter, providing more than ample storage as well as plenty of food preparation worktop area. Integrated within the units is a good selection of appliances ready to meet your family's needs, with the whole room enjoying a good ergonomic layout that ensures everything will fall readily to hand. Nicely lit by a rear facing window, from the rear of the kitchen there is a door through into the large lean-to that extends away from the rear of the house.











The lean-to has a solid brick wall on one side and three quarter height windows on the other and takes the form of a conservatory/greenhouse/potting shed that has double doors out into the rear garden as well as a single door opening out onto the front driveway. It links further into a suite of brick built storage rooms at the far end which connect directly to the front facing double car port.

The main entrance hall opens into an inner lobby on the side opposite to the living room, dining room and kitchen, effectively offering an opportunity to create a separate, yet still integrated living space on the ground floor if so desired. From the inner lobby a door leads into the family room, which has its own separate external door and could easily be configured as a private lounge to the adjoining bedroom and ensuite wet room if needed.

The family room is a good size and shape, easily able to be a lounge or fulfil any number of other functions for you as a part of the main house. From the rear of the family room a door leads into the valuable ground floor bedroom which is a good double in size, enjoys a nice window looking out into the rear garden and is served by a well specified ensuite wet room. Of course should it not be needed as a bedroom this is another asset that underlines the enormous flexibility of the house, and would make a fantastic gym, office/study, playroom, games room, TV room or teenage hangout space, with the ensuite able to easily perform as a second family shower room and a welcome guest cloakroom.

Upstairs is a spacious landing nicely lit by a large front facing window at the top of the stairwell. Grouped around the landing are the three first floor bedrooms and the large family shower room. All of the bedrooms are doubles, with the principal bedroom boasting a full wall of fitted wardrobes, under-eave storage and a walk-in cupboard. The smallest bedroom has a large integral cupboard.

Exterior:
The house is set well back from the road, with the extensive grounds fully encircling the house and outbuildings to create a wonderful countryside feel to the whole property. The double width driveway provides abundant off-street parking as it leads up to the double car port, with a paved pathway running around from the driveway to the main entrance. The gardens are absolutely lovely, an idyllic blend of large sweeping lawns interspersed with small stands of trees and a variety of shaped beds and borders full of mature shrubs and bushes. It has been cultivated with a lovely naturalistic emphasis to it, really celebrating the superb rural location and imbuing it with a delightful feeling of unspoiled countryside, yet within a completely private setting.

Location:
This superb home is perfectly placed to benefit from the great amenities within Codicote Village, being within the village just a short stroll 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 judged "Outstanding" by Ofsted.

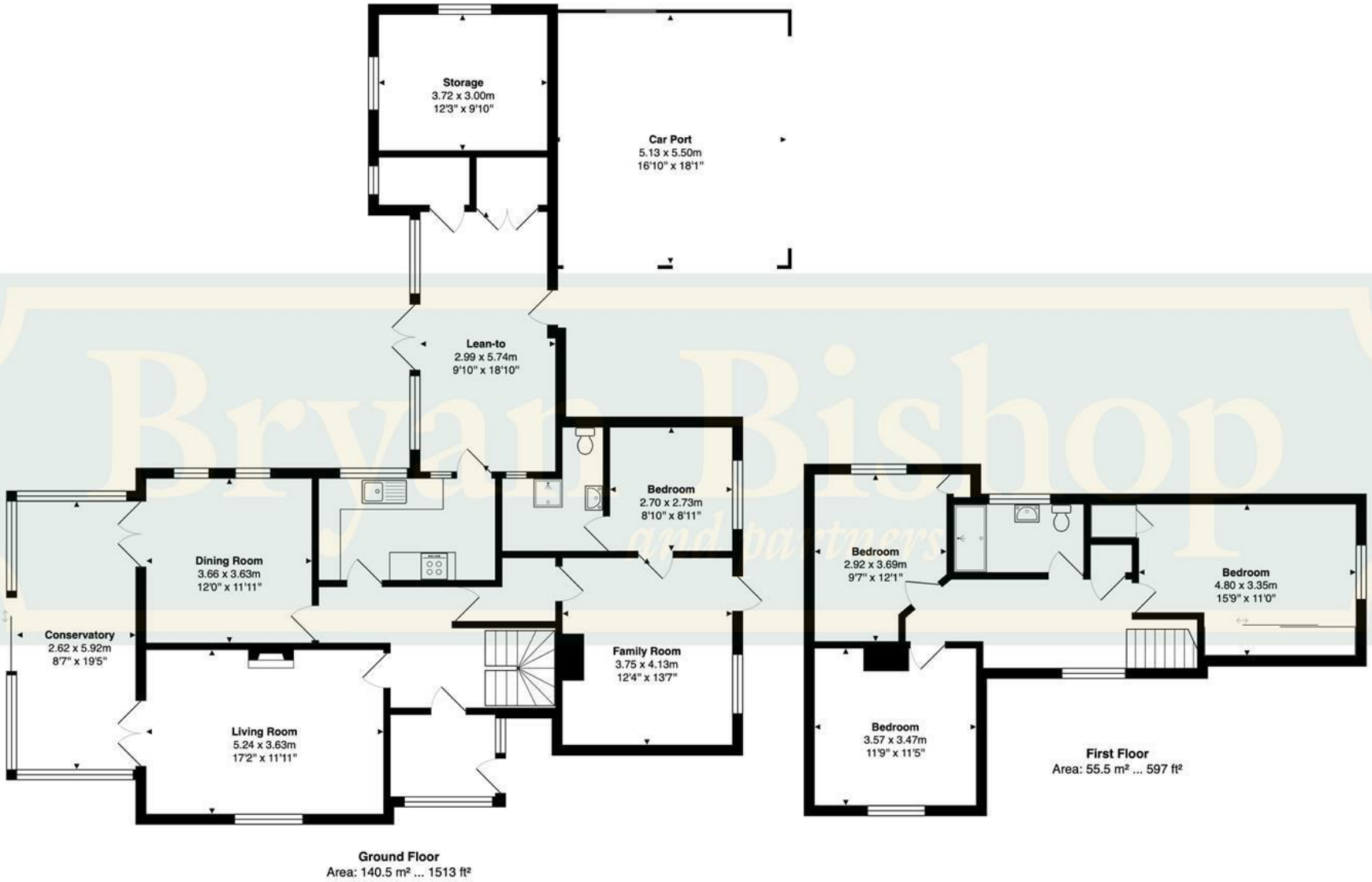




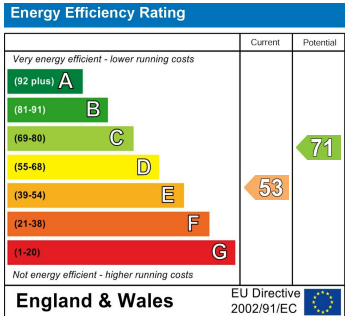








Total Area: 196.0 m² ... 2110 ft² (excluding car port)
















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