

Bryan Bishop
and partners

Holly Hall Court

Welwyn, AL6 9LH


HOUSE
RULES

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Summary:
Bryan Bishop and Partners are delighted to bring to the market this enchanting three-bedroom, two-bathroom mews style house set within an exclusive private cul-de-sac in the very centre of the highly sought after village of Welwyn. Properties rarely become available blessed with such an incredible location, but this lovely family home is rarer still, as it benefits from deceptively spacious accommodation, a superb conservatory, a walled garden, plenty of off-street parking and a separate garage. The level of fit and finish on display within this house is outstanding, with underfloor heating throughout and an interior design that effortlessly blends the authentic tradition of the building with some lovely modern touches, all of it underpinned by the highest quality of materials and craftsmanship.

Accommodation:
The house is configured along one side of the courtyard, with the ground floor opened out to provide a single flexible and adaptable open-plan living space that extends directly into the glorious rear extension. This is a very large space by any standards, stretching close to forty-eight feet in total length, and is more than capable of allowing a generous allocation of area to each of the kitchen, dining room and living room, not forgetting the conservatory, with the added bonus of a number of those roles being fully interchangeable, even season by season if so desired.

The kitchen occupies one end of the house and boasts an impressive array of bespoke wall and floor mounted cabinets around two of the perimeter wall, greatly supplemented by a superb central island that offers more cupboard space and food preparation worktop as well as a smart inset sink and drainer. Within the cupboards is a full complement of premium brand appliances, which include two ovens, an induction hob with extractor above and a large wine cooler.

The dining room sits at the centre of the space and comfortably accommodates a large dining suite plus occasional furniture. Along the outer wall is bespoke curved banquette seating, providing a stylish and practical dining solution. Opposite, a striking wood-and-glass staircase reveals the exposed brick wall behind and includes a cleverly integrated storage cupboard beneath. These thoughtful design choices run throughout the home, with varied floor and wall finishes helping to define each area while maintaining visual interest in the open-plan layout. The result is a well-balanced interior that preserves a sense of openness while creating distinct, intimate zones.











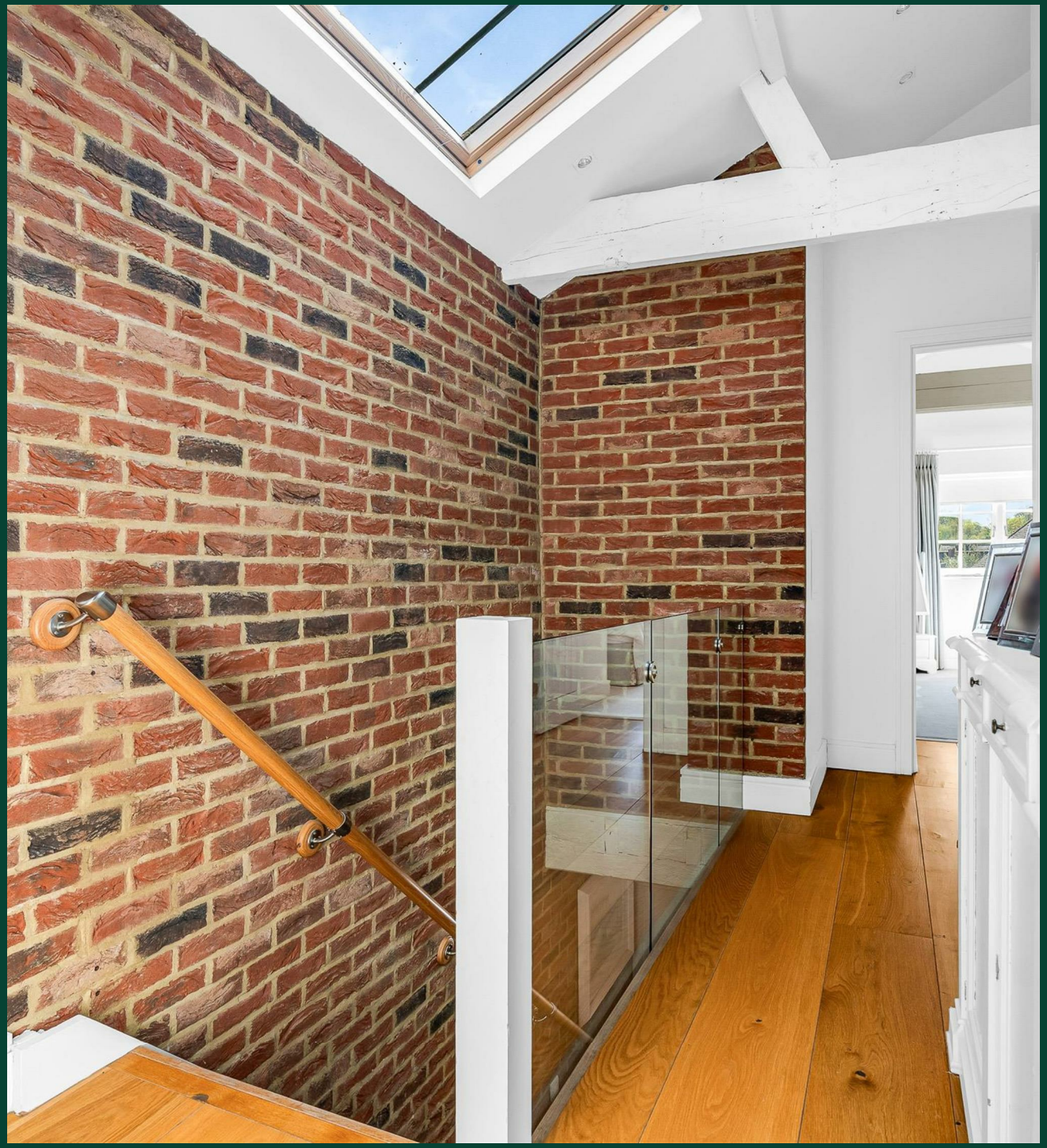
Beyond a superb set of built-in cupboards and display shelving, the far end of the house is allocated to the living room, which is another nicely proportioned area making it ready to accept any furniture you want and easily able to accommodate multiple chairs and sofas. Like the whole of the ground floor, the living room is blessed with windows and part-glazed doors along its whole length so is a light, bright space throughout the day, generously supplemented by the open plan connection to the large conservatory at the far end.

The conservatory is a premium quality installation that reflects the rest of the house in the way it has been carefully designed and flawlessly executed, with thermally efficient glass, a solid roof, tiled floor and heat, light and power fully connected, it really is an additional room to be used 365 days of the year whilst also giving easy access out into the garden through the glazed double doors.

Upstairs is a delightful hallway, amply lit by Velux windows set into the open pitch of the ceiling, with a continuation of the wood and glass bannisters providing an elegant gallery above the stairwell. The hallway leads through to the three bedrooms and the family bathroom which is fully tiled and features a gorgeous free standing clawfoot bath with a rainfall shower and screen above it. Two of the bedrooms are large doubles and are fitted with floor-to-ceiling built-in wardrobes, vaulted ceilings and Velux windows, whilst the principal bedroom also boasts a superb en-suite shower room.

Exterior:
There is parking within the private courtyard, as well as a garage en-bloc with a roller main door and a useful separate pedestrian door on one side. The walled garden is fully secure and enclosed and so is ideal for pets and children, with its own useful separate gated access. It is decoratively paved across most of its surface, with more than ample space to accept outdoor casual seating and dining furniture, as well as raised flower beds around two of the boundary walls and a charming circular lawn at one end, offering you the opportunity to be active gardeners or take a more low maintenance option and just enjoy the secluded space for socialising with friends and family.

Location:
This fabulous property enjoys an idyllic location within Welwyn Village, just a few yards from the high street, which has a thriving and bustling central area with a wide range of shops, pubs and restaurants as well as doctors and dentists. More extensive facilities are to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.





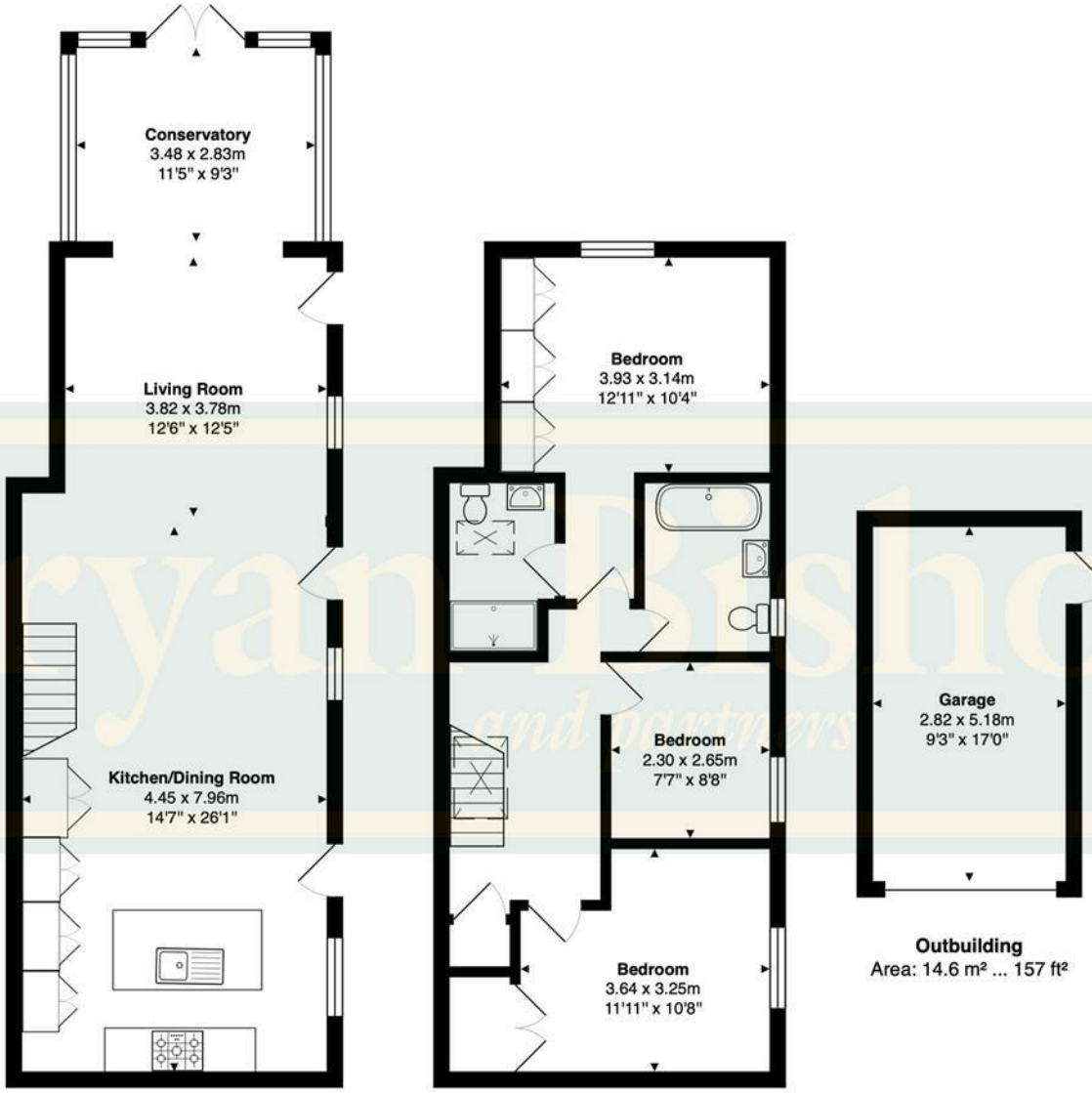










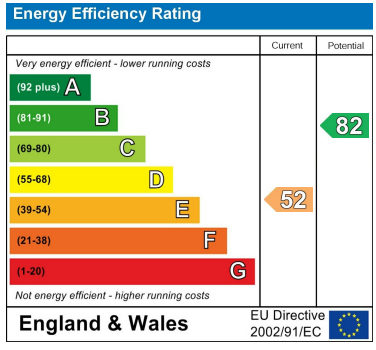


Ground Floor
Area: 61.5 m² ... 661 ft²

First Floor
Area: 53.2 m² ... 572 ft²

Outbuilding
Area: 14.6 m² ... 157 ft²

Total Area: 129.2 m² ... 1391 ft²





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