



Bryan Bishop
and partners

Holly Hall Court
Welwyn, AL6 9LH



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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.

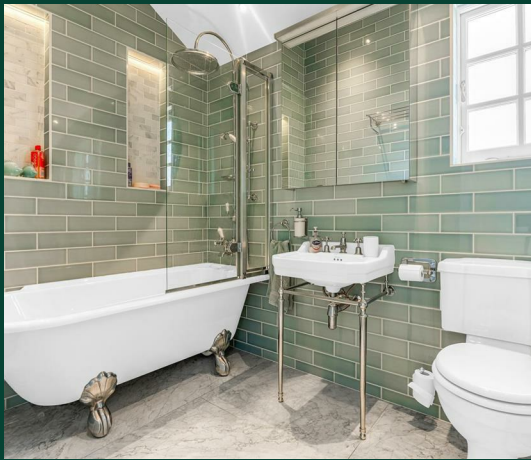
The kitchen occupies one end of the house and boasts an impressive array of bespoke wall and floor mounted cabinets around two of the perimeter wall, greatly supplemented by a superb central island that offers more cupboard space and food preparation worktop as well as a smart inset sink and drainer. 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.

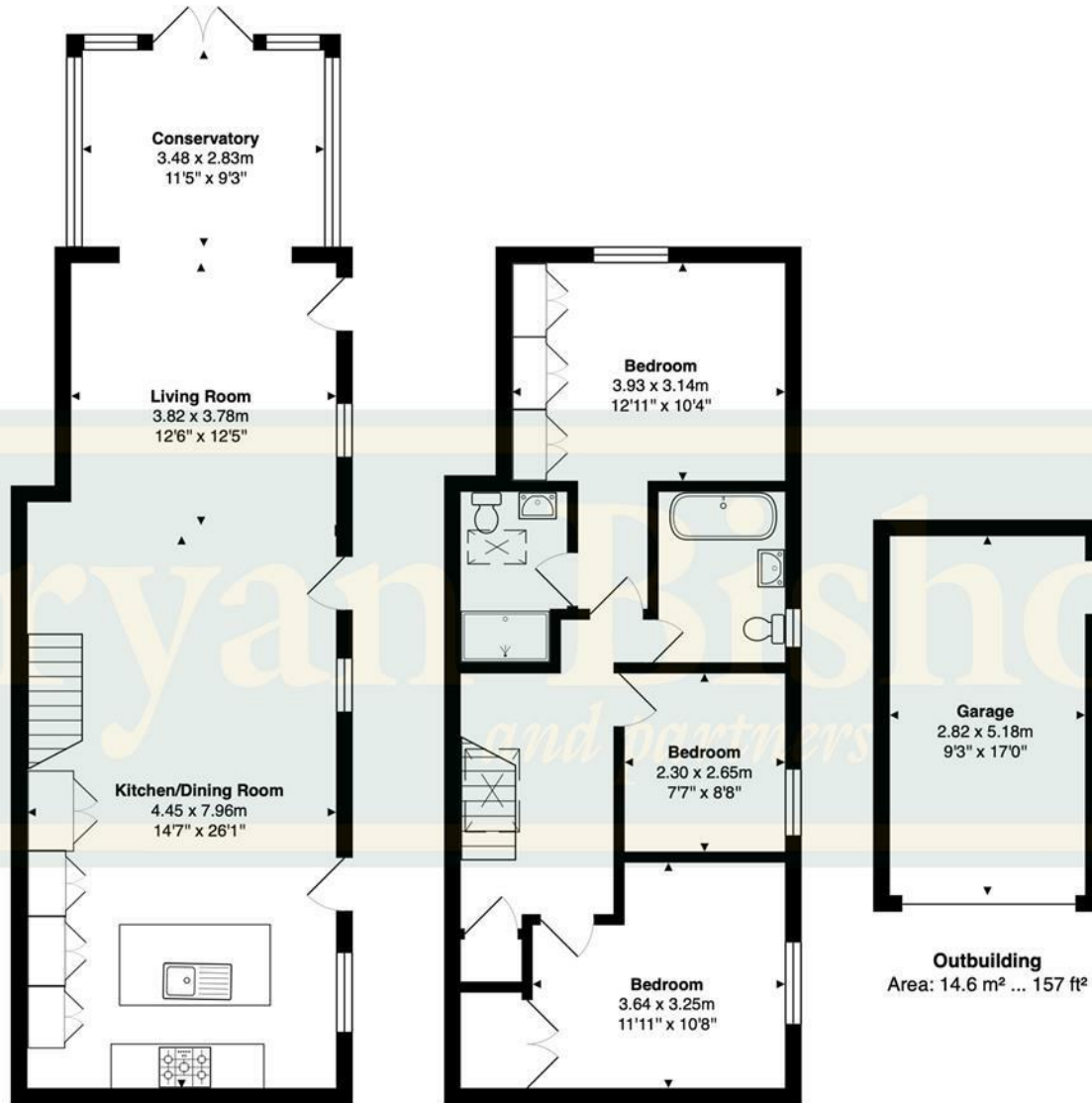
The dining room sits at the centre of the space and comfortably accommodates a large dining suite plus occasional furniture. Along the outer wall is bespoke curved banquette seating, providing a stylish and practical dining solution. Opposite, a striking wood-and-glass staircase reveals the exposed brick 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.











Total Area: 129.2 m² ... 1391 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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