Strictly Private and Confidential

55 | Harmer Green Lane | Welwyn | Hertfordshire AL6 0AP

Summary:
Bryan Bishop and Partners are delighted to bring to the market this gorgeous three-bedroom, two-bathroom country cottage complete with a detached self-contained annexe located along a lovely residential lane, one of the most prestigious addresses in the area, at the northern edge of the highly regarded village of Digswell. The property enjoys a fantastic situation with substantial grounds completely enveloping the house and annexe, and a long-gated driveway leading in from the lane. Absolutely a quintessential English country cottage with all of the wonderful period features that entails, the house also offers spacious and flexible accommodation that is completely ready to cope with the day-to-day needs of a modern family.

Accommodation:
Authentic originality has been beautifully preserved throughout this house, and that begins with the fabulous solid oak front door that welcomes you into an entrance lobby with a neat side facing window, before opening through another door into the main reception hall. Wonderful period features are all around you, with exposed beams, a superb tiled floor and a charming internal window looking through into the breakfast room at the rear. From the hallway doors lead into the kitchen, dining room and living room, as well as a perfectly located guest cloakroom and a useful cupboard built in under the staircase. The hallway occupies the centre of the house yet is kept light and bright by the window at the rear and a large window up on the first-floor landing that is ideally placed to illuminate both the upper and lower hallways.

The dining room takes up the front corner of the house and is conveniently connected to the reception hall and separately through to the adjacent living room, which gives a nice easy flow around the main living areas. It is a large room with a nice balance to the shape, making it a capable space that would easily allow a substantial dining table and chairs as well as other occasional furniture and casual seating to be placed there with ease. Two separate windows allow the light and garden views to flow in, and the room is absolutely bursting with period charm from the wealth of exposed timber beams and pillars that line the ceiling and walls. The dining room does a great job in underscoring the flexibility of this wonderful home, with a large breakfast room to the rear of the kitchen this room could easily be repurposed to a family room or second lounge without compromising the ability to host dinner parties for guests and eat together as a family.

Adjoining the dining room to the rear is the capacious living room, another large room that enjoys proportions that make all the abundant space on offer fully usable. Again, there is a wonderful traditional feel to the room with a huge, exposed brick inglenook taking centre stage at one end, complete with a shaped bressummer beam framing the fireplace within. A traditional log burner sits at the centre, offering a lovely visual focal point as well as characterful winter warmth, and there are built-in cupboards set either side of the chimney breast. In the outside wall is a large window and a glass panelled door that opens into the grounds, whilst a further window on the other side of the room looks into the breakfast room, a quaint feature repeated from the end of the reception hall. There is plenty of space for multiple sofas and chairs to be arranged however you wish, still leaving ample free floor area to move easily in, around and through the room, which will allow you to get the best possible use from the superb inside/outside connection both during everyday family life and when entertaining guests.

Across the reception hall is the kitchen, a good-sized room that benefits from an open plan connection through to the rear facing breakfast room, both of which share the wonderful warm tones of the tiled floor that flows in from the hallway. Multiple windows set into the side aspect keep the room well-lit throughout the day, further boosted by the large window and glazed French doors set into the rear of the breakfast room. There is more than ample storage and worktop area readily available, with a comprehensive array of wall and floor mounted cabinets lining the perimeter walls, with designated spaces strategically placed to accept free standing appliances. At the front of the kitchen is an open entrance through to a lobby area that has a door leading to a separate utility/laundry room and a useful walk-in pantry/larder.

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and partners

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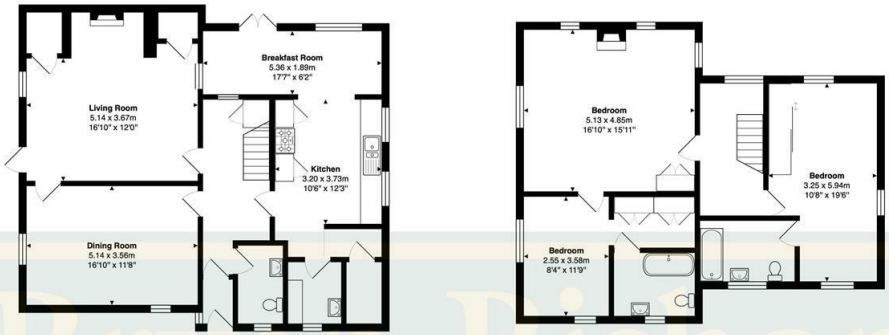
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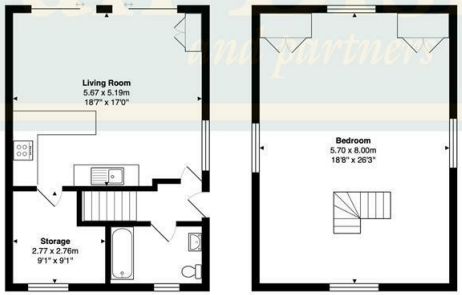






Ground Floor
Area: 93.4 m² ... 1006 ft²

First Floor
Area: 76.6 m² ... 824 ft²



Outbuilding Ground Floor
Area: 46.0 m² ... 495 ft²

Outbuilding First Floor
Area: 46.0 m² ... 495 ft²

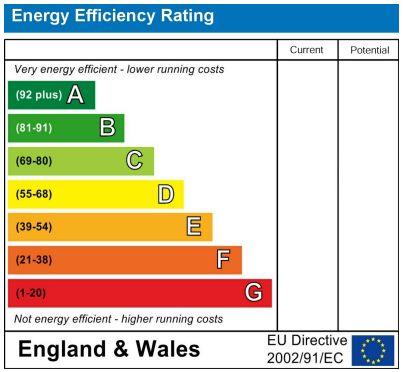
Total Area: 262.0 m² ... 2820 ft²

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