
Bryan Bishop
and partners
Tewin Water House
Tewin Water
Digswell



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Summary:
Bryan Bishop and Partners are delighted to bring to the market this absolutely stunning residence boasting four bedrooms and three en suite bathrooms. Arranged over two floors within a wonderful Grade II listed country house, originally built in 1798 by Lord Cowper, the property is in immaculate condition inside and out and exhibits all the grandeur and opulence of the period, with wonderful high ceilings, large sash windows, solid oak doors and a wonderfully ornate carved fireplace that have all been lovingly restored and preserved to timelessly celebrate the peerless quality of the materials and skilled artisans who created the original mansion. This substantial home has all the modern conveniences one would expect, surrounded by enchanting architectural splendour, within a stone's throw of some of the most popular villages Hertfordshire has to offer yet with an easy commute of central London. With the house and grounds fully maintained, this really is the epitome of zero hassle countryside living at its very finest.

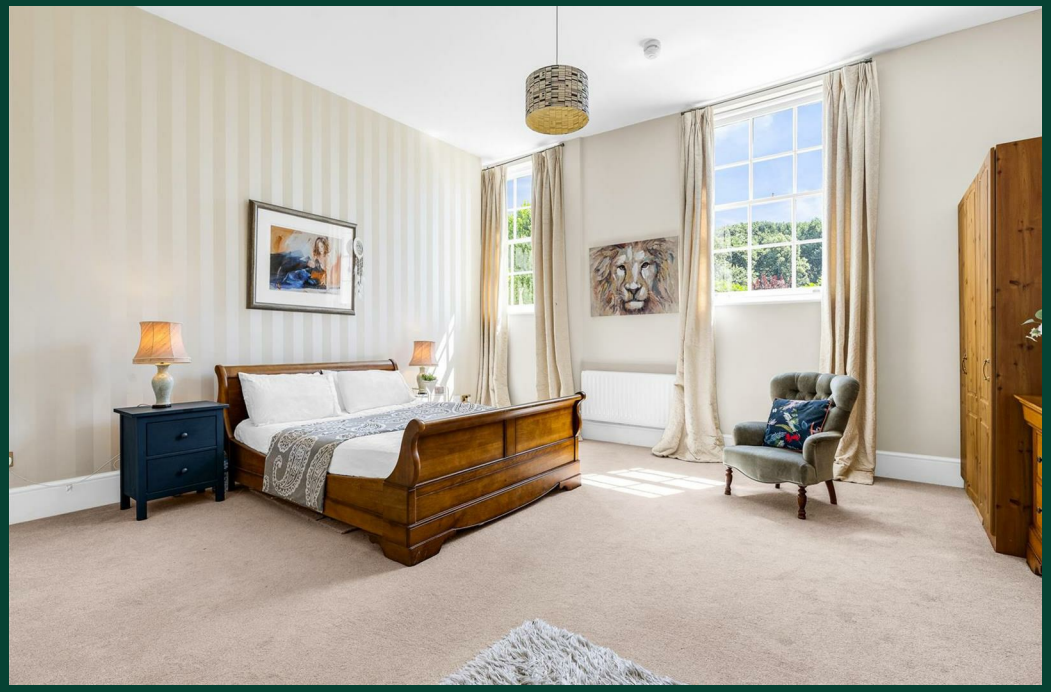
Accommodation:
Everything in this wonderful home is on a grand scale, and yet still possesses superbly balanced proportions, and that begins in the entrance hall which has two separate entrances and is perfectly lit by glazed double doors with additional glass panels above. Accessed from the hallway there is a useful cloaks cupboard and a guest cloakroom, whilst double doors set within an elegant portico styled surround welcome you into the stylish living room.

The solid wood floor is carried through into the living room from the entrance hall, and is the perfect foil for this wonderful light, bright space. No less than three sets of full-height French Doors bathe the room in natural daylight as well as offering expansive views out into the grounds, and along with the capacious dimensions make this a wonderful room for entertaining guests. This room would easily fulfil multiple roles for you, serving as both a living and dining room with ease, with its ideal position adjacent to the kitchen and with direct access out into the grounds really paying dividends for both functions.



The kitchen/dining room is another room flooded in natural light thanks to the two large windows looking out onto the grounds, with a full complement of wall and floor mounted cupboards housing a complete collection of integrated appliances. Further storage is provided by a built in cupboard and a walk in pantry. Intelligent design has positioned the working kitchen area into a natural recess, making it practical and ergonomically efficient, whilst the remainder of this lovely room is left as open floor space to use as you see fit. Certainly it is easily large enough for a substantial dining suite and other occasional furniture.
Linking through from the corner of the kitchen is the absolutely stunning formal sitting room. This room is a real joy, resplendent in all its period charm and elegance. Huge floor to ceiling sash windows, with ornate carved frames and wooden shutters, overlook the gardens, coordinating perfectly with the oak picture rails, architraves and skirting boards that encircle the room. Occupying virtually the whole of one wall is a fitted bookcase, whilst at the opposite end of the room is a glorious and intricate mantelpiece displaying the very pinnacle of the wood carver's art; a wonderful amalgam of pillars, patterns and crests, all in superb carved relief, alongside a cupboard with an ornate carved door and wood panelling that extends around the perimeter. This is a beautiful room with the ability to delight you and warmly embrace you in equal measure, whether it be just you and your family spending time together, or you are welcoming any number of fortunate guests into your home.















One wing of the ground floor is allocated to two bedroom suites, one of which has step free access, a great asset for any family member with impaired mobility. Both of the bedrooms are substantial and easily able to accommodate king size beds and other furniture besides and both benefit from en suite facilities, one having a shower room and the other a bathroom with a shower fitting and screen over the bath. One of the bedrooms enjoys a charming galleried lounge area, above which is a mezzanine floor set beyond an ornamental banister that would make a perfect study/office.
On the upper floor there is a wonderful bedroom suite with a walk in wardrobe and a delightful en suite bathroom fitted with twin sinks and a bath with shower as well as a further bedroom built into the eaves with multiple skylights.

Exterior:
There is plenty of parking along with an allocated garage. Set in 10 acres of immaculately maintained grounds with formal gardens, meadows and parkland, and the tranquil River Mimram flowing through it, this is a remarkable opportunity to own an impressive and imposing residence set within a gorgeous historic country house that will fully support a modern family's contemporary lifestyle.

Location:
This beautiful residence is located on the outskirts of the ever popular village of Digswell. Welwyn North Station is within a five minute walk, from where trains reach London King's Cross in just over 30 minutes. The village of Digswell also benefits from local shops, St Johns primary school, the Cowper Arms pub, a tennis club and various other clubs and societies. Welwyn Garden City is a couple of miles away offering a wide and varied range of amenities. You can also walk for miles through the surrounding countryside along the many footpaths and bridleways. Within the area are many state and private schools including Sherrardswood, Haileybury, Duncombe and Heath Mount. The A1(M) links to the M25 and both Luton and Stanstead Airports are within a 30 to 40 minutes drive.





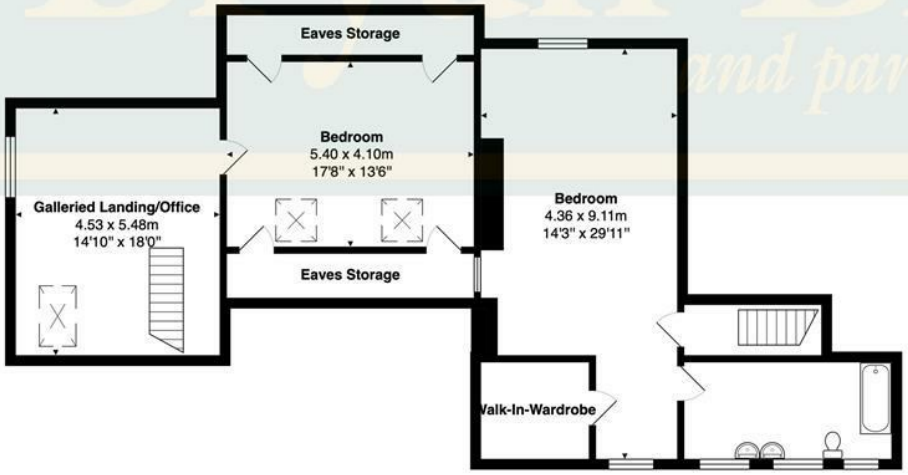








Ground Floor
Area: 258.0 m² ... 2777 ft²



First Floor
Area: 114.3 m² ... 1230 ft²

Total Area: 372.2 m² ... 4007 ft²

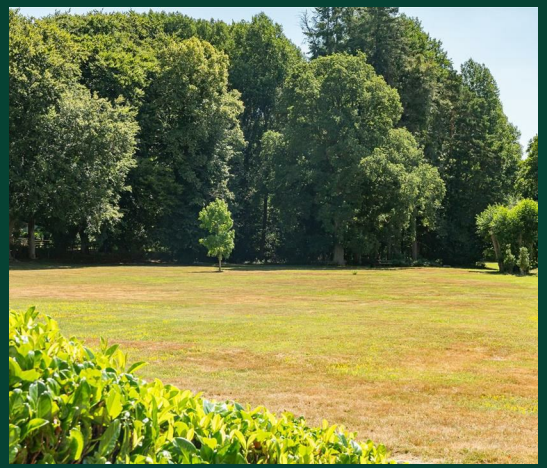
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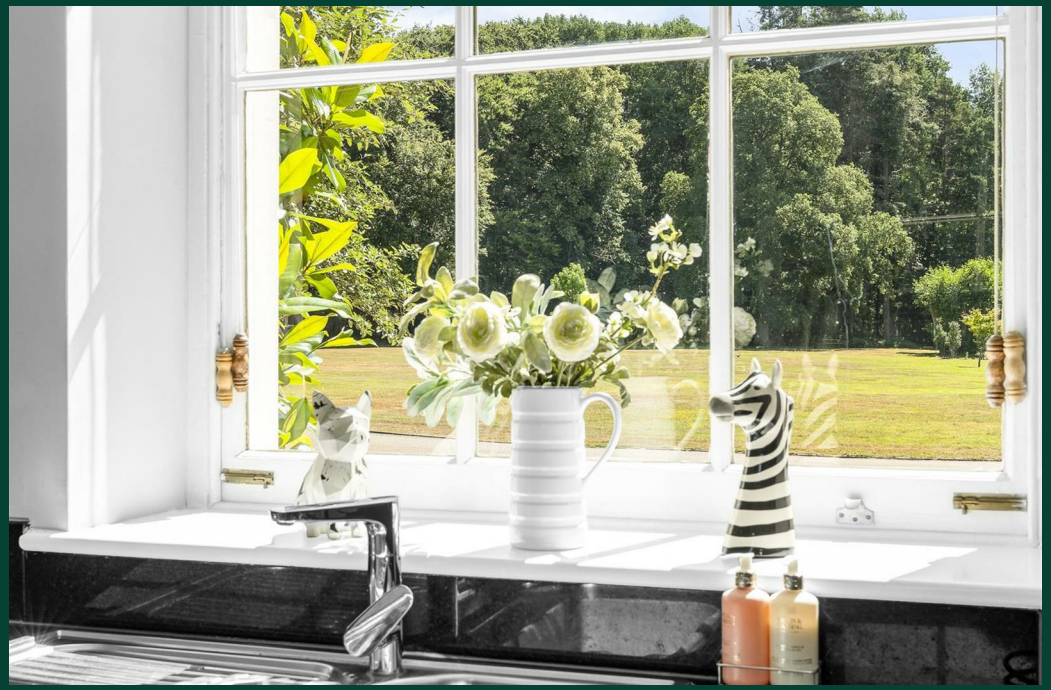


















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