



Bryan Bishop
and partners

Mill Lane
Welwyn



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this absolutely stunning four bedroom, two bathroom detached residence enjoying a prime and rarely available location right at the heart of the extremely popular and vibrant village of Welwyn. Despite its central village position this beautiful property provides generous and elegantly proportioned space for the whole family, both inside and out, including a detached double garage set at the end of a gated double width driveway and a superb office/studio within the ample, part-walled gardens. This really is a once in a lifetime opportunity not to be missed!

Accommodation:

The imposing frontage features a wrought iron gate opening into the front garden, beyond which is a part-glazed front door set beneath a cantilevered porch roof, opening into a neat entrance lobby with windows to two sides. From here a fully glazed door opens into the fabulous reception area, which typifies the whole of this property, as it is simply bursting with style, elegance and attractive architectural features throughout. A perfect space for ensuring all your visitors receive a warm welcome. The house has a lovely free flow around it, with multiple doors in each of the ground floor rooms allowing them to effortlessly link together, which is sure to prove an invaluable asset both for day to day life and when entertaining guests. From the reception hall doors lead off into the front facing living room, and through an internal lobby which houses the well placed guest cloakroom, into the large kitchen/dining room to the rear.

The living room is a gorgeous space, amply lit whatever the time of day by no fewer than four windows to the front, three of them set into a wonderful bay arrangement, and a full-width set of glazed french windows at one end that open out onto the rear garden. Certainly it is a large room by any measure at nearly twenty-four feet long, but the proportions are finely balanced and the layout enables any number of options as to how you configure and furnish the space to best suit your needs. Bespoke book shelves and fitted cupboards adorn two of the walls, with a modern log burner set onto a decorative tiled hearth within an ornate fireplace adding a stylish focal point and cosy winter warmth.







Connecting directly with the living room, as well as via the reception hall, is the stunning kitchen/dining room, which runs the full width of the rear of the house and opens out directly into the lovely conservatory. This is another large room that makes excellent use of its size, allowing distinct separation of the fitted kitchen area from the dining area yet maintaining a spacious feel to both, with easy access to and through each of the areas. The kitchen benefits from a comprehensive array of beautifully crafted wall and floor mounted cabinets lining two of the walls, ensuring you will never be short of storage space or food preparation worktop area. Both of these facilities are further enhanced by a fabulous central island, which also incorporates an integrated hob and a super breakfast bar. Set within the ample cabinets is a full complement of premium branded appliances, just as one would expect in a house of this size and quality. From the corner of the kitchen there is a neat lobby that opens out through an external door into the rear garden. The remainder of the room is left open plan for you to use as you see fit, with more than enough floor space for a generous dining suite along with other occasional furniture, abundantly lit by a large window overlooking the rear garden.

Opening from the rear of the dining room is a lovely conservatory, a premium installation, traditionally built with lower walls of brick, a stone tiled floor and glazed double doors opening out into the garden. This is a lovely room, usable all year round, offering plenty of space for a casual lounge or dining room, as you wish.

Enjoying a wonderful location at the far boundary of the part-walled garden is a terrific garden room, simply ideal as an office, studio, games room or home gym, with an enviable outlook back towards the house.

Upstairs are four double bedrooms and a generous family shower room. Two of the bedrooms feature fitted wardrobes, with the principal bedroom also boasting a substantial en suite shower room.

Exterior:

The property enjoys a very wide frontage, with secure gated access through to the block driveway that extends along the side of the house before opening into a large parking area before the detached double garage, which has a good sized storage room attached to the rear of it. Multiple gates from the front garden to the rear give plenty of flexible access, and a separate set of double gates also allow direct ingress from Orchard Road. The river Mimram burbles past one boundary with a delightful gated bridge accessible from the rear garden. The rear garden is a wonderful amalgam of lawns, pathways, patios and ponds, with mature shrubs, trees and hedges dotted around creating an oasis of calm with plenty of open space to breathe, relax and socialise with friends and family, yet within a two minute walk of the thriving and bustling village centre. This really is a very special property indeed, enjoying the open aspect, peace and tranquility of a countryside location, yet with all the amenities of a vibrant village right on the doorstep.

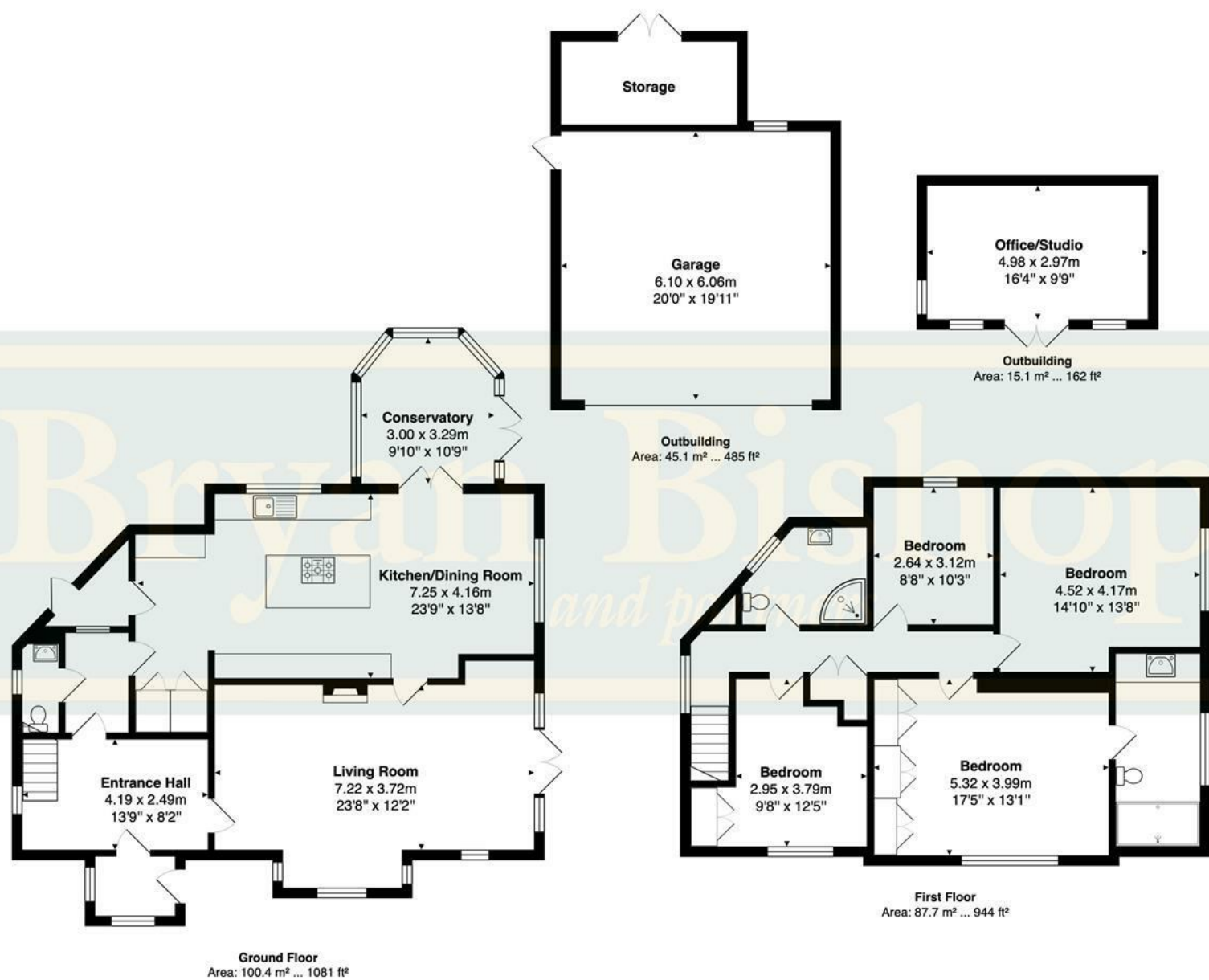
Location:

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.









Total Area: 248.3 m² ... 2672 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		







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