

- 4 Bedrooms
- 3 Bathrooms
- 5 Receptions
- Private Garden
- Garage/Drive
- EPC Band E

Freehold

Council Tax Band:
G £4,128.17 (2026-2027)

Local Authority:
North Hertfordshire

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Pottersheath Road, Welwyn, Hertfordshire, AL6 9SU

**Guide price of £1,600,000**

A four-bed detached home with separate plot and potential, on a sought-after road, boasting 2.34 acres of gardens and paddock.

## Description

Set in the prestigious Pottersheath area of Welwyn, this substantial four-bedroom detached character family home includes planning permission for a separate detached four-bedroom house (North Hertfordshire District Council Ref: 26/00104/FP) on a total of 2.34 acres with stabling. The entrance hall leads to a study, stairs to the first floor, and a sizeable dining room that opens into the sitting room with a cosy snug beyond. A second staircase in the sitting room leads upstairs. Beyond the snug are a utility room, bathroom, and another reception room opening into the rear garden. At the rear, the large open-plan kitchen/conservatory features a boot room and additional cloakroom. Upstairs, four spacious bedrooms are accessed via two staircases. The main bedroom boasts a dressing area and en-suite shower room. A 'Jack and Jill' en-suite serves bedrooms two, three, and four. Externally, numerous outbuildings, stabling, car ports, garages, and two fenced paddocks are set on 2.34 acres with two driveways. The planned new property is a contemporary character house with three receptions, four bedrooms, and three bathrooms, offering potential for further development subject to planning.

## Location

Pottersheath is a highly sought after residential area, approximately one mile from Welwyn, with easy access to Welwyn Garden City and its extensive shopping and leisure facilities.





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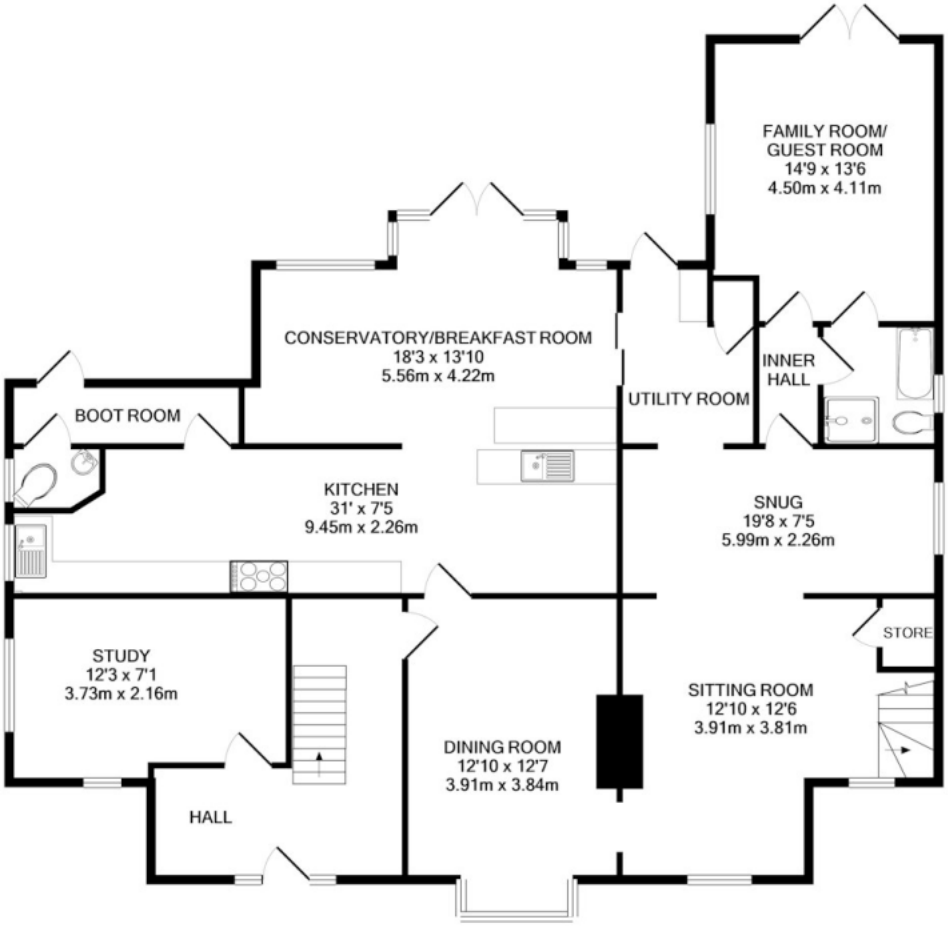




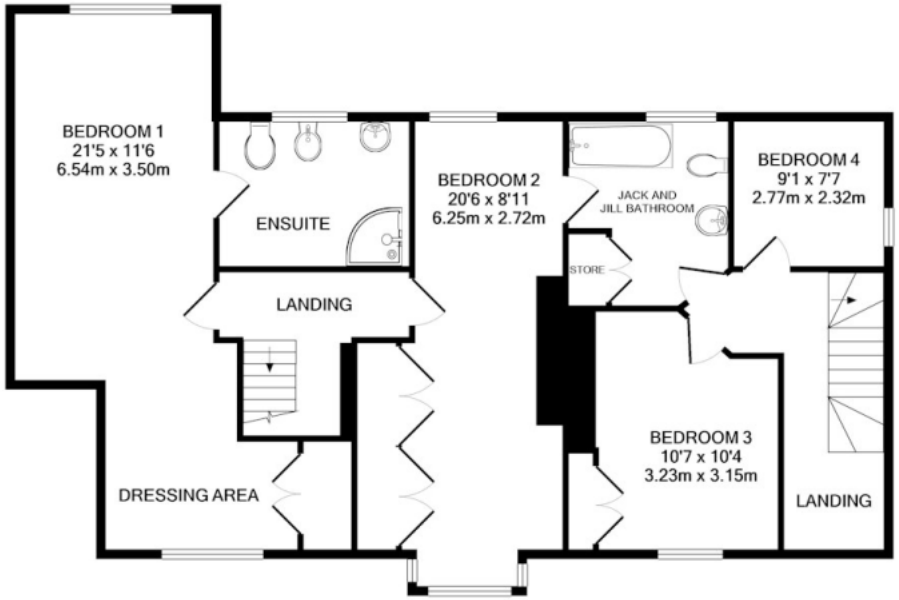









GROUND FLOOR




1ST FLOOR

TOTAL APPROX. FLOOR AREA 2715 SQ.FT. (252.2 SQ.M.)

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

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# PLANNING PERMISSION GRANTED

A separate detached four-bedroom house — approved development opportunity



**Proposed new house — side perspective**



**Proposed new house — front perspective**

Architectural visualisations of the separately consented dwelling.
The existing property and the proposed development are offered together.

*Visualisations are indicative; buyers should review the full planning decision and approved drawings.*

# APPROVED DESIGN | ELEVATIONS

Architect drawings — proposed front, rear and side elevations


















# PROPOSED HOUSE | FLOORPLANS

Four bedrooms • Three bathrooms • Three reception rooms

