



Bryan Bishop
and partners

Watton Road

Datchworth



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Datchworth
Hertfordshire

17th Century Detached Barn Conversion recently refurbished to an exacting, no expense spared standard throughout - offering 5 bedrooms, 4 bathrooms, 21 feet vaulted ceilings to the principle reception, air conditioning to both first floors, a detached self contained annexe, garage, underfloor heating, Gym, walled garden, gated driveway and a refurbished heated swimming pool.

The main barn comprises a new 1909 Kitchen with a range of based and eye level units, waterfall granite, two dishwashers, chef's pantry, washing machine, Quooker boiling / cold filtered water tap and American fridge/freezer. The principle reception has 6.5m vaulted ceilings and a double sided open log burning fireplace refurbished and swept in November 2022. New gallery style dimmer controlled lighting and new coping/cabling for surround sound audio. The main staircase is refurbished in January 2023 and a new spiral staircase leads to a refurbished gym.

All new bathrooms and a re-modelled luxury master suite, with new walk in wardrobe and bathroom facilities. The property also benefits from a large ground floor bedroom with log burning stove and en-suite.

Technical Specifications and upgrades include;- New mega flow heating, new heaters and hot water system. New tiled flooring with underfloor heating to the kitchen, all bathrooms, master suite, top floor bedroom and hallway. All wooden floors have been refurbished. New electrical cabinets, systems and cabling throughout. All first floor bedrooms have air conditioning. New Banham app controlled security and camera(s) system with remote panic alarms (x2). New app controlled exterior lighting.

DETACHED SELF CONTAINED ANNEXE

Consisting of a garage to the front, separate front door leading to a lobby with access to a large storage and laundry room with a range of units, bedroom with French doors leading to a patio garden and served by an en-suite. To the first floor a landing leads to a large Reception room with kitchen/diner and cinema room/lounge with new electric screen.





EXTERIOR

The walled garden has been completely re-landscaped including the refurbished in ground heated swimming pool with a 7 feet depth diving end. The pool is protected by a new in built electric (walk on) safety cover and cleaned by a new electric underwater (bottom and sides) robot pool cleaner (1 or 3 hour cycle) as well as a new pool cover surface water extraction pump. The swimming pool is served by a new pool plant shed with newly refurbished equipment and a high powered air source heat pump which can heat the pool to 33 degrees.

A newly tiled patio and walk way lead around the pool and garden to a new children's play area with astroturf and sunken trampoline. Off the house is a large patio area with new 4m x 3m UV waterproof and hurricane proof sail. The planting benefits from a new underground electronically timed sprinkler system which also covers the lawn. At night the garden, driveway and pool are lit up by an extensive installation of exterior lighting all controlled by the Aone app.

To the front of the property is a new resin bound driveway and garage with a universal 22KW dedicated electric car charger.

Location:

The property is close to the village green within Datchworth. The Tilbury gastropub is directly opposite the property, owned & run by brothers James and Tom Bainbridge. The village also has a coffee shop, a grocery store, additional pub, the cricket green with sports club, two tennis courts (£50 annual membership fee) and Datchworth rugby club. There is a village hall within a short walk and also the Turkey Farm recreation ground, with extensive children's play facilities. Datchworth is surrounded by beautiful countryside and benefits from numerous footpaths making it a desirable location for ramblers.

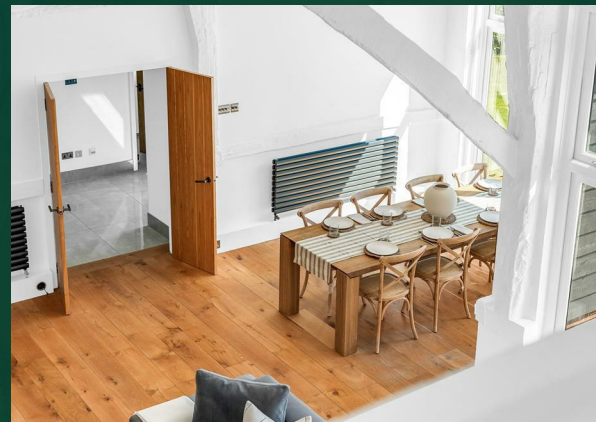
Welwyn North train station is a 7 min drive away, fast non-stop trains go to London Kings Cross and take less than 20 minutes.

Tenure
Freehold.

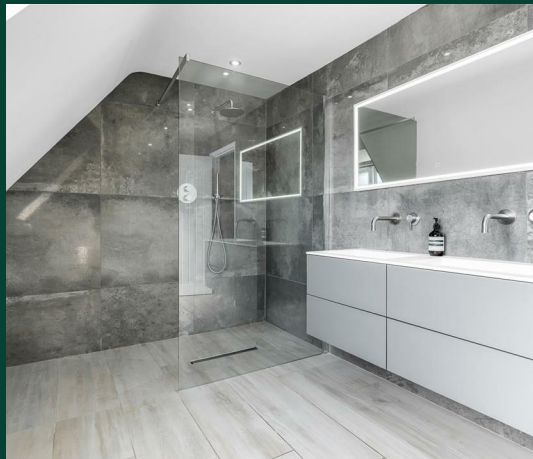
Services
All mains services are connected to the property.

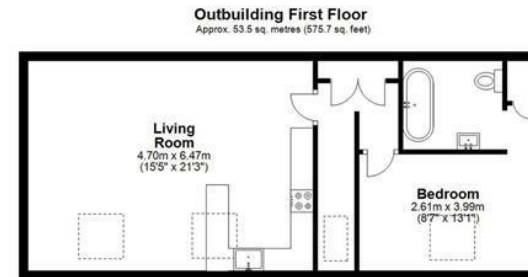
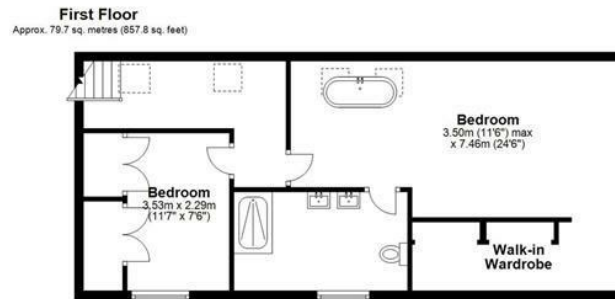
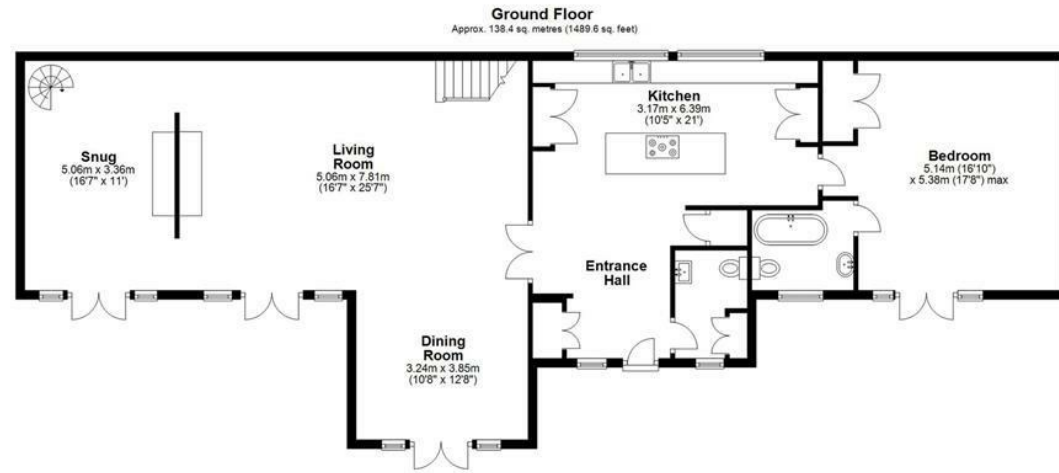
Rating Authority
East Herts District Council
www.eastherts.gov.uk
Tel:01279655261

Council Tax Band: G £3528









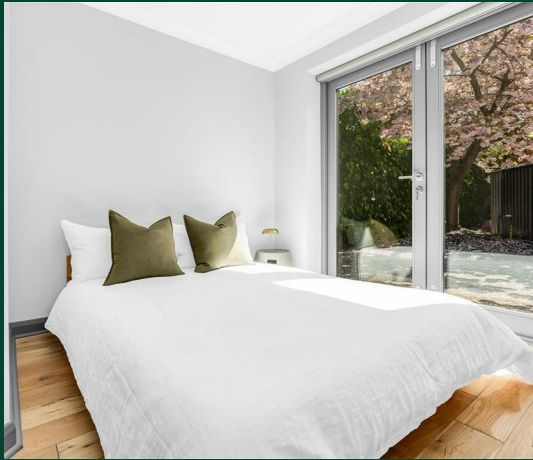
Total area: approx. 325.2 sq. metres (3500.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	58	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		









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