



**Bryan Bishop**  
*and partners*

**Church Street**  
**Welwyn, AL6 9LP**



# Church Street

Welwyn, AL6 9LP

Bryan Bishop and Partners are delighted to bring to the market this charming chain free, period home with three bedrooms, off street parking, a generous walled garden and an outbuilding which could be remodelled (subject to planning) to suit your needs. This is an unusually spacious property for such a desirable village location. Houses of this character and with such a generous plot, rarely come to the market.

## Accommodation:

The well-proportioned entrance hall is accessed by two separate external doors, one to the side aspect and the other to the rear. The hallway is nicely lit by a rear facing window with a great viewing out into the garden as well as glass panels in both of the doors, with a useful storage cupboard built in under the staircase. From the entrance hall doors open into the lounge and kitchen which leads on into the sitting/dining room.

The kitchen is a neat, practical space with a large multi-pane window, there are a number of fitted cabinets which offer generous storage and plenty of food preparation worktop area, still leaving abundant floor space for any free standing appliances you may need. The kitchen is entirely fit for purpose but clearly has enormous scope to be remodelled and fully fitted to your exact specification.

Adjacent to the kitchen is the front facing sitting/dining room, of generous and well-balanced proportions. The original chimney breast remains, with a sizeable fireplace which would provide a perfect home for an open fire or log burner, providing a traditional visual focal point as well as welcome winter warmth. The room is comfortably large enough for a generous dining table and chairs as well as casual seating and would be ideal to open up to the kitchen making a superb combined kitchen/dining room.

The front corner of the house is taken up by the lounge, another well-proportioned room with a front facing window, this time boasting an open fireplace with an attractive exposed brick surround and a tiled hearth. This is a charming room looking over the front garden to the attractive vista of Church Street, a great place for cosy winter evenings.





Upstairs there are three bedrooms and a neat shower room. Two of the bedrooms are front facing and benefit from commanding views to the High Street. They are generous doubles in size, both showing off exposed beams set into the ceilings, with one of them enjoying the wonderful period feature of the extravagantly shaped chimney breast gracing the outside wall. The third bedroom is a single which would also be ideal for a home office or nursery.

To the rear of the main house is a detached two storey period building with windows on both floors and doors set into one side. At over twenty-one feet long and over thirteen feet wide, this is a substantial space that was seemingly built to be used as a workshop, barn and garage. The possibilities for this building, subject to planning, could include: residential annex or 4th bedroom above home office, studio, gym, games room, home entertainment/cinema etc.

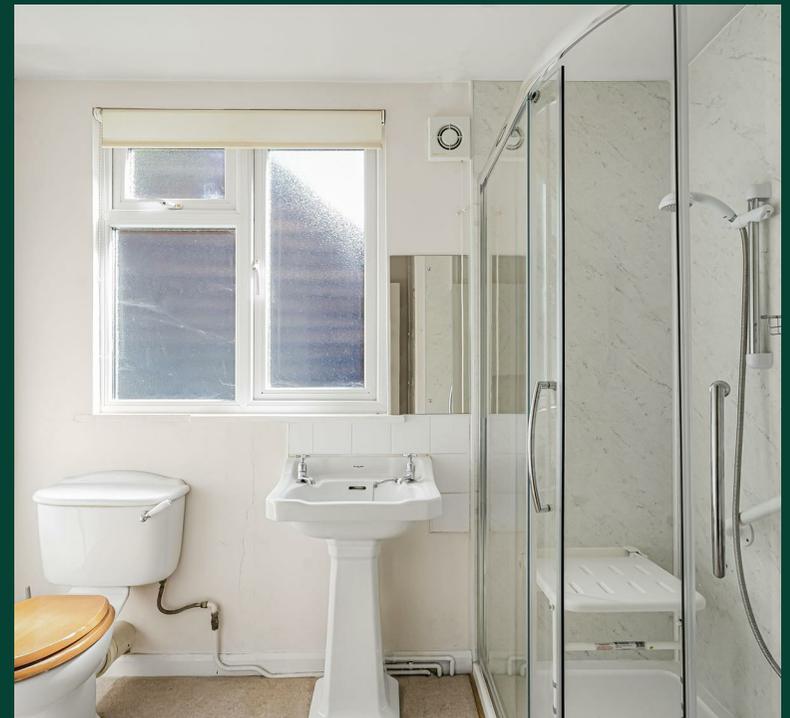
#### Exterior:

Large wooden double gates lead from the roadside into a wide driveway that opens into a substantial courtyard, extending across the rear of the house and around the side of the barn, allowing secure private off street parking for multiple cars, a rare and precious facility in a central village location. Beyond the barn is a paved patio and a large lawn with neat flower borders lining the perimeter. Again, the size of the garden is unusual for such a well located property.

#### Location:

This fabulous property enjoys an idyllic location within Welwyn Village, just a stone's throw 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.







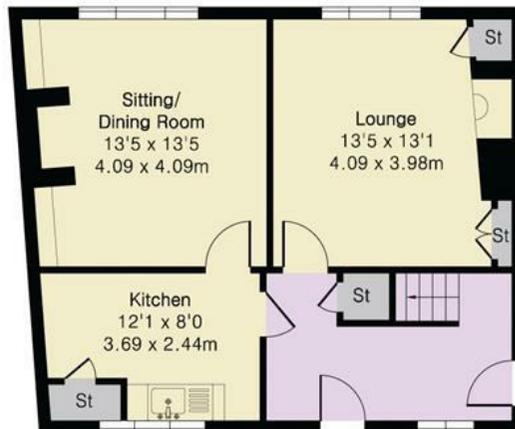
**Approximate Gross Internal Area 1092 sq ft - 102 sq m  
(Excluding Barn)**

Ground Floor Area 566 sq ft – 53 sq m

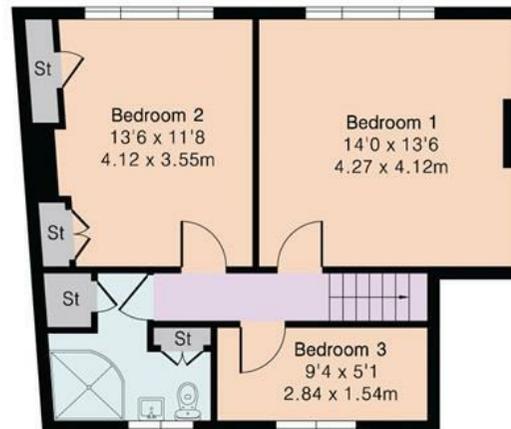
First Floor Area 526 sq ft – 49 sq m

Garage Ground Floor Area 240 sq ft – 22 sq m

Garage First Floor Area 268 sq ft – 25 sq m



Ground Floor



First Floor

| Energy Efficiency Rating                    |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
|   |           | <b>71</b> |
|   | <b>55</b> |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

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