



Lemsford Village

Lemsford

**Bryan Bishop**  
*and partners*



VRS  
KENNEDY

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# Lemsford Village

Lemsford  
Hertfordshire

## Summary:

Bryan Bishop and Partners are delighted to bring to the market this enchanting two double bedroom cottage in the lovely Hertfordshire village of Lemsford. This is a classic village home that has been substantially refurbished whilst retaining a wealth of original period features and is presented in outstanding condition inside and out, including a stunning timber framed garden room that looks out over the attractive rear garden to the babbling brook at the far boundary which is actually the upper reaches of the river Lea. The property enjoys a wonderful rural position yet is within easy reach of the comprehensive facilities and amenities in nearby Welwyn Garden City, and is offered chain free for a swift and trouble free completion.

## Accommodation

Originally built as a standard two up two down cottage, the inside has been creatively reimaged and extended to provide a large open plan living/dining room, and it is this main room into which the charming front door leads. It is a deceptively large room at nearly twenty-two feet long and is abundantly lit by the two large front facing windows, with the light levels further boosted by the open plan connected garden room. The room is effectively one large open space, but the architect has cleverly used a central beam supported on exposed brick pillars to allow an attractive delineation of the space. An exposed brick chimney breast at one end offers a nice visual link with a smart log burner installed within the decorative open fireplace and a brick hearth extending across in front of a set of bespoke cupboards built into the recess on one side. In the far corner a finely built open tread staircase climbs to the first floor, equipped with a smart storage cupboard built in underneath. The size and nicely balanced shape of the room give you ample choice as to how you best configure and furnish it to suit your taste and day to day needs, suffice to say it is easily large enough for multiple sofas and chairs along with a generous dining suite plus other occasional furniture if needed.

The kitchen has an open entrance from the rear wall of the living/dining room, cleverly maximising the space available. It is a compact room, but is nicely fitted with a number of wall and floor mounted cupboards with an open floor space left for a free standing cooker. Nicely lit by a window overlooking the rear garden and the river, it has a useful door out into the garden and a further door leading into the ground floor bathroom.

The bathroom also has a window looking out over the rear garden and is fitted with a bath with a shower attachment above it, as well as being plumbed in for a washer/dryer.





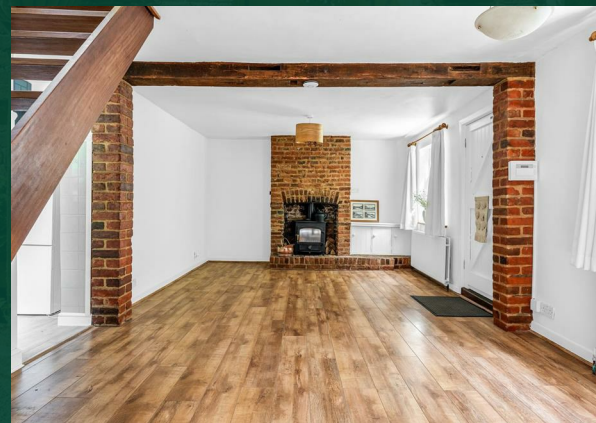
At the end of the living/dining room is an open entrance into the absolutely gorgeous garden room. The garden room is a complete triumph, being a superior quality installation that perfectly blends traditional materials and construction methods with craftsmanship of the very highest order to achieve a fully usable room completely in keeping with the period features throughout the rest of the house yet with a truly contemporary feeling. Set beneath a fully tiled roof with exposed timbers supporting the open pitch of the ceiling the room boasts two separate sets of glazed french doors opening out into the garden and completely glazed walls on all three sides along with a wonderful glazed gable end to completely fill the room with natural light as well as the entrancing views of the garden and the river. Really underpinning the flexibility of the generous living space on offer, the room exhibits all of the benefits of a conservatory without any of the drawbacks - it is stunning. Upstairs there are two double bedrooms, both beautifully presented with stripped wooden floors and authentic exposed beams running across the ceilings. The principal bedroom has a delightful cast iron grate set into an open fireplace on the outside wall.

#### Exterior:

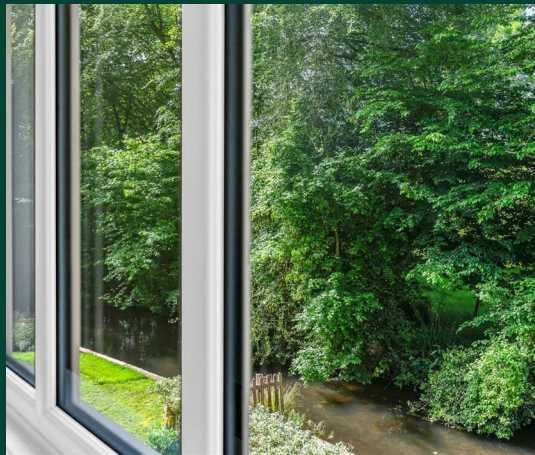
The frontage is an archetypal cottage garden complete with a low level picket fence and abundantly filled flower beds. To the rear there is a large paved patio stretching along the side of the house that is comfortably large enough for outdoor casual seating and dining furniture and offers a tranquil and idyllic space for relaxing or entertaining friends and family as the river gently meanders by. The rest of the garden flows around the garden room and extends along the river bank in a wonderful amalgam of lawns and raised flower beds, creatively planted with a wide variety of shrubs and bushes, with the whole garden nicely enclosed by a well maintained hedge along the front border. The garden is a good size, much wider than the house, with a generous potting shed tucked into the planting at the far boundary, and is not overlooked and so completely private, making the very best of its beautiful riverside position.

#### Location:

This property is perfectly located in the rural village of Lemsford adjacent to the much favoured west side of Welwyn Garden City, enjoying a countryside location yet within a few minutes of the city centre with its popular shopping areas, restaurants, bars and mainline railway station, from which regular and frequent services run north and south. London is an easy commute, with Kings Cross station just 25 minutes away. It also benefits from being close to all other local amenities including the Gosling Sports Centre, doctors, dentists and renowned schooling for all ages. Despite its residential location it remains within easy access of the motorway network via the A1(M).





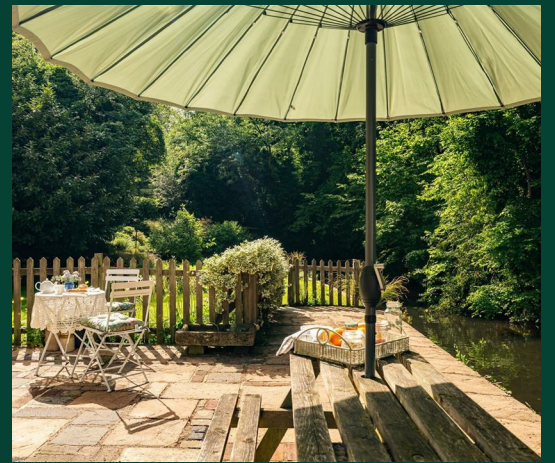




Total Area: 70.7 m<sup>2</sup> ... 761 ft<sup>2</sup>

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









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