



**Bryan Bishop**  
*and partners*

**Church Street**  
**Welwyn, AL6 9LX**



# Church Street

## Welwyn, AL6 9LX

### Summary

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Bryan Bishop and Partners are delighted to bring to the market this gorgeous 2271 sq ft Grade II listed four bedroom, two bathroom house which includes a separate detached 903 sq ft three bedroom, two bathroom annexe arranged over two storeys, "The Barn", set within its grounds. Rarely do properties of such historical interest come to the market, particularly in such a desirable village centre location, and with a good sized garden and off street parking. This wonderful residence was originally built in the 17th century as a coaching inn, hence the fabulous cellar, with later modifications in the 18th and 19th centuries. Now it is a warm and comfortable home absolutely bursting with authentic character and charm, displaying a wonderful amalgam of original features and modern facilities. Enjoying generous gardens compared to other houses in similar locations, along with private parking and a detached annexe, with its own garden, that could serve as a part of the property or be utilised to generate some valuable income, this is a rare opportunity not to be missed.

#### Accommodation:

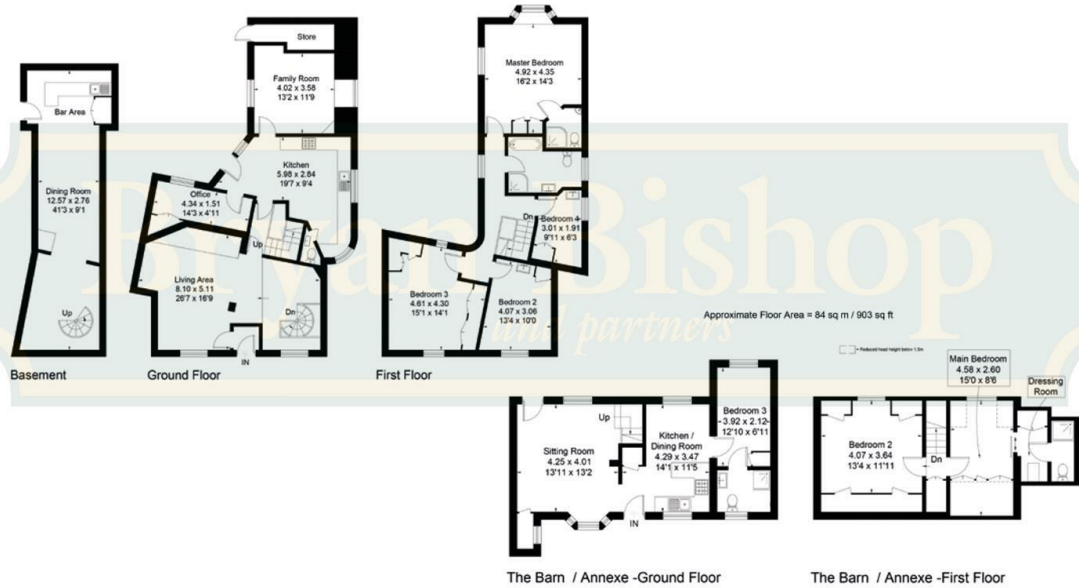
Let's start with the cellar, a quite stunning conversion of the original storage area for beer and wine serving the inn above. This wonderful space runs the full depth of the house, with internal access from the corner of the lounge via a beautifully crafted wrought iron spiral staircase as well as separate direct access from outside down a flight of external stone steps. Exposed brickwork and structural timbers abound, as well as the original arched roof and scattered preserved remnants of stairways and alcoves, bringing a wonderful authentic charm to this superb entertainment space. It is currently housing a large dining table and a modern bar area that perfectly complements the aged materials around it.





Approximate Floor Area = 211 sq m / 2271 sq ft  
Store = 5 sq m / 54 sq ft  
Total = 216 sq m / 2325 sq ft

EPC Exempt







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